



Queen's P.  
United Refe.  
Church

LB. Ash House

618

608

606

600

LB end Boro Const Bdy FW

30.3m

29.3m

Ward Bdy  
CR

Foot Bridge

BM 30.39m

+ 29.9m

Sir  
Nicholas Garro  
House

208



196

192

190

7 to 26

Collingridge  
Close

+ 28.1m

WEDLME STREET

Games Courts

Community  
Centre

Church of our Lady  
of the Holy Soul

68

Holmesfield  
House

HAZLEWOOD CRESCENT

21 to 29  
33 to 41  
70 to 72

130 to 147

Poste  
Poste  
Poste

CR

CR

28.6m

50 to 52

88  
86

21 to 29  
33 to 41  
70 to 72

821

821

821

821

821

821

821

222

S2P

S9P

ESP

1PP

ESP

29.3m

STREET

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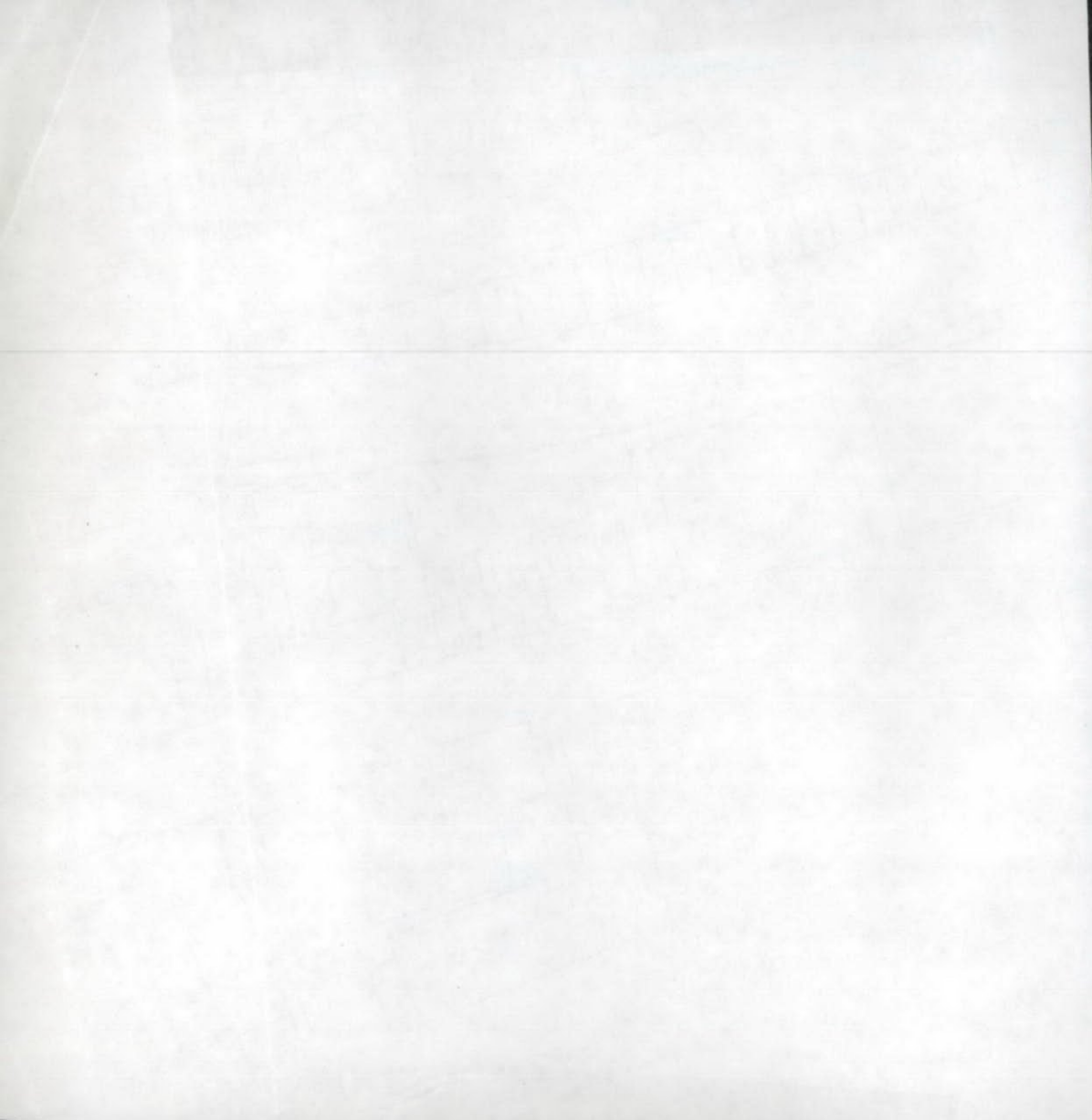
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**PLANNING SERVICES APPLICATION  
CONSULTATION SHEET**

*Jim Ramsey  
306/89/16*

APPLICANT:

Application No:

Application dated:

SITE: *NS*

NATURE OF PROPOSAL:

|                       |
|-----------------------|
| Application complete  |
| Date to be decided by |
| Date Acknowledged     |

**OBJECTION NOTIFIED  
25 JAN 1995**

**34**

|    | Address to be consulted              | Letter sent | Reply received | Observations   |         | Decision letter sent |
|----|--------------------------------------|-------------|----------------|----------------|---------|----------------------|
|    |                                      |             |                | For            | Against |                      |
| 1  | Sir N Canon Home Wealdale Pt.        |             | 190-192        | Now called     |         |                      |
| 2  | 190-192 KR                           |             |                | 'GARROW HOUSE' |         |                      |
| 3  | 175 KR                               | 175         | FLATS          | 1+2            |         |                      |
| 4  | Kensal Community Centre KR           | 175         | K.R.           |                |         |                      |
| 5  | Church of Our Lady 70 Hazelwood Cres |             |                |                |         |                      |
| 6  | Thompier 222 Kensal Rd.              | 222         | UNITS          | 1-11           |         |                      |
| 7  | St Thomas Church KR                  |             |                |                |         |                      |
| 8  | 11-18 Hazelwood Cres                 | 1, 1A       | 2-18           |                |         |                      |
| 9  |                                      |             |                |                |         |                      |
| 10 |                                      |             |                |                |         |                      |

*Kensal  
MC  
29/10*

*Mason*

**CHECK Section 26 certificate/Section 27 certificate/ Environmental Impact Statement**

**CONSULT STATUTORILY**

- HBMC
    - (a) Circ. 8/87 (Para. 82) Listed Buildings.
    - (b) Demolition in a Conservation Area.
    - (c) Circ. 8/87 (Para. 28) setting of Grade I or II.
  - Circ. 8/87 (para. 81) bodies.
  - (a) Department of Transport (Trunk Roads) - increased traffic.
  - (b) (WEIR safeguarding).
  - Neighbouring local authority. *Westminster*
  - Dept. of Environment (Kensington Palace) amenity and security.
  - Civil Aviation Authority (over 300').
  - Development affecting Theatres (Theatre Trust).
- Police: Assist. Commissioner of Police.
- Chief Supt. Notting Hill Traffic/Architectural Liason.
- Chief Supt. Kensington Traffic/Architectural Liason.
- Chief Supt. Chelsea Traffic/Architectural Liason.

**ADVERTISE**

- T. & C.P. Dev. Plan Direction 1981 (subs. dptrs)
- S. 28 Town and Country Planning Act, 1971
- Town and Country Planning (Listed Buildings and Buildings in a Conservation Area Regulations 1987)
- Environmental impact statement

**OTHER CONSULTATION**

- L.P.A.C. (strategic proposals)
- Safeguarded School Site: Director of Education
- Likely to affect school premises: Director of Education.
- London Regional Transport (AWS/17/1C)
- British Waterways Board
- P.L.A.
- Local Associations
- Thames Water

*NP  
MC  
28/10*

*MC  
28/10*

*GW  
MC  
28/10*



11 11 11 11 11

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# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

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THE ROYAL  
BOROUGH OF

Executive Director MJ FRENCH FRICS Dip TP MRTPI Cert TS  
Director of Planning Services

---

Jones Lang Wootton,  
22 Hanover Square,  
London W1A 2BX

Switchboard: 0171-937 5464  
Direct Line: 0171-361 2646  
Facsimile: 0171-361 3463



KENSINGTON  
AND CHELSEA

---

20 FEB 1995

My reference:                      Your reference: TP/DEM/JBR                      Please ask for: Miss P. Vallely  
DPS/PV/TP/92/1678/F/33/21

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977**

**OUTLINE Application - Permission for Development (Conditional)      (TP9)**

The Borough Council, in pursuance of its powers under the above-mentioned Act and Order, hereby grants permission on an outline application for the development referred to in the under-mentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

**SCHEDULE**

**DEVELOPMENT**

Redevelopment to provide 3965 sq.m. gross floorspace comprising up to 3096 sq.m. gross of live/workspace units; up to 869 sq.m. gross of business units; restaurant use at ground floor level and 34 car parking spaces at basement level, at 196-208 KENSAL ROAD, KENSINGTON, W.10, as shown on submitted drawing No. TP/92/1678/B, Applicant's drawings Nos. 156/SK101D, /SK102E, /SK103E, /SK104D, /SK105, /SK106D, /SK107D, /SK108D, (illustrative drawings) and letter dated 18/08/94, in accordance with your application dated 09/10/92, completed 15/10/92, revised 28/04/94 and by letter dated 18/08/94.

/ CONDITIONS ...

CONDITIONS

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. (C.2)

2. Full particulars of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:

- (a) the materials to be used on the external faces of the building(s);

- (b) the design and external appearance of the building(s);

- (c) the use and treatment of any part of the site not proposed to be covered by buildings;

- (d) the treatment of the open land within the site including hard and soft landscaping;

- (e) any proposed walls, fences or railings;

- (f) boundary treatment;

- (g) the provision of access for people with disabilities;

- (h) floor plans;

- (i) materials to be used on the external faces of the buildings.

(C.11)

3. No less than 40% and no more than 60% of the floor area of each of the live and work units shall be used for living purposes and the remainder shall be used for business purposes (within Class B1 of the Use Classes Order 1987). The live/work units shall not be subdivided or operated for either residential or business (Class B1) use separately or exclusively without prior written agreement of the Council.

4. At least two of the units shall comprise not less than 70 sq.m. gross floor area.

/ 5. The proposed...



5. The proposed building shall not exceed in height the existing Canalot building on the South elevation and the adjacent RNIB building (to the East of the site) on the North elevation.
6. Accommodation for refuse storage shall be provided before occupation in accordance with the details submitted to and approved in writing by the Executive Director of Planning and Conservation before building works are commenced.
7. No less than 19 Cycle Parking racks shall be provided in connection with this development.
8. Full particulars of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:
  - (a) a landscaping and tree and/or shrub planting scheme (C.16)
9. No loudspeaker or relay equipment or musical instruments shall be used on the premises in such a manner as to cause noise nuisance to nearby occupiers. (C.49)
10. The restaurant use hereby permitted shall not be carried on between the hours of midnight and 7.30am and no customers shall be on the restaurant premises between these hours.
11. Details of the means of ventilation to the premises shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the use shall take place only with the ventilation so approved in operation. (C.55)
12. The following matter shall be designed, installed within an timescale and operated only in accordance with a scheme to be agreed with the local planning authority:
  - (a) all equipment for the ventilation of every part of the restaurant area. (C.57)

#### REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 92 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.2)
2. The particulars reserved are considered to be material to the acceptability of the development and the local planning authority wishes to ensure that the details of the development are satisfactory. (R.11)

/ 3. In order to ...

3. In order to create an appropriate mix of uses and to ensure that the scheme complies with the Council's employment and residential policies.
4. In order that the Council may be satisfied with the detail of the proposal and to encourage small businesses to locate and expand within the Kensal Small Business Area.
5. To safeguard the appearance of the area and to safeguard amenities. (R.77)
6. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
7. To protect the amenities of the area. (R.31)
8. To ensure the appearance of the development is satisfactory and safeguard the amenities of the area. (R.16)
9. To safeguard the amenities of neighbouring properties. (R.48)
10. To safeguard the amenities of neighbouring properties. (R.42)
11. To safeguard the amenities of neighbouring properties. (R.55)
12. To safeguard the amenities of neighbouring properties. (R.55)

#### INFORMATIVES

1. This permission does not permit the use of the premises as temporary sleeping accommodation (including holiday lets or short lets) or any purpose specified in Section 25 of the Greater London Council (General Powers) Act 1973 as substituted by the Greater London Council (General Powers) Act 1983 or as timeshare accommodation as specified in Section 5 of the Greater London Council (General Powers) Act 1984. Use for such purposes would constitute a change of use requiring planning permission and it is the Council's policy to resist such changes of use. (I.2)
2. Any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 1992. You are advised to consult the Directorate of Planning Services. (I.5)

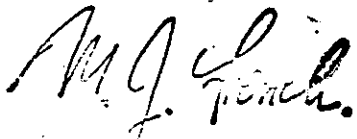
/ 3. Your attention...

3. Your attention is drawn to the Chronically Sick and Disabled Persons Act, 1970 and the Disabled Persons Act 1981 which place on developers and their representatives an obligation to provide easy access for the disabled. In the case of development for office, shop or factory purposes or for buildings or premises to which the public are admitted you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810:1979. In the case of university, college or school buildings you should refer to Design Note 18 "Access for the Physically Disabled to Educational Buildings". (I.14)
4. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Council Offices, 37 Pembroke Road, W8 6PW should be consulted before works commence. (I.21)
5. The development hereby permitted must comply with the Highways Act 1959-80. The Director of Highways and Traffic, Council Offices, 37 Pembroke Road, W8 6PW should be consulted on the positioning of buildings in relation to the highway, points of vehicle access and the width of the highway. (I.24)
6. The Director of Highways and Traffic should be informed 7 days before any earth moving or abnormal use of highways adjoining the site commences so that arrangements for the routing of earth moving vehicles and cleansing the highway can be made. Contractors should be reminded that it is an offence to deposit mud on the public highway. If any spillage is not immediately cleared the Council will carry out the necessary cleansing and recharge the cost to the contractor. (I.27)
7. You are advised to consult the Director of Cleansing and Recycling, Council Offices, 37 Pembroke Road, W8 6PW on the provision of facilities for the storage and disposal of refuse. There is a code of practice available and advice can also be given on certain aspects of industrial and commercial waste as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.29)
8. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours or work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I.30)
9. The premises may be subject to the requirements of the Health and Safety at Work Act 1974. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I.32)
10. The premises may be subject to the requirements of the Food Hygiene (General) Regulations 1970. The Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW should be consulted at an early stage. (I.33)

/ 11. The use of...

11. The use of the premises for public entertainment or purposes which require a licence under the Private Places of Entertainment (Licensing) Act 1967 may require a separate application to the Council. The Director of Environmental Health should be consulted at an early stage. (I.36)
12. If the development is to include any air conditioning unit incorporating a water cooling system or any other plant or equipment involving large scale heating and distribution of water, you should consult the Director of Environmental Health to ensure adequate mechanical cleaning. (I.37)
13. Any plant or equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Directorate of Environmental Health should be contacted on the detail of any such plant or equipment. Any changes to plant or equipment required to comply with other legislation may require further planning permission. (I.38)
14. The Naming and Numbering Legislation requires that premises display their street number, and no name or number other than that formally assigned may be displayed. Requests for the assignment of names and numbers to new development should be made to the Executive Director of Planning and Conservation, Town Hall, Hornton Street, W8 7NX, well in advance of the completion of building. (I.39)
15. The housing and B1 accommodation should be constructed in accordance with the standards set out in the District Plan and the Planning Standards Chapter of the Unitary Development Plan as deposited and as proposed to be modified.

Yours faithfully,



Executive Director, Planning & Conservation

MEMORANDUM

To: PRINCIPAL ADMINISTRATIVE OFFICER From: HEAD OF DEVELOPMENT CONTROL

c.c: CHIEF EXECUTIVE (G EBENEZER)

My Ref: DPS/HDC/AD  
Room No. 324/A

Your Ref: TP/PSC/PV

Ext. 2004

Date: 16 February 1995

PLANNING SERVICES COMMITTEE: 24 January 1995

Please note the following amendments:

A1

NORTH

92/1678/21 196 Kensal Road

Amend Condition 4 At least two of the units shall comprise not less than 70 sq m gross floor area.

94/0697/24 19/21 Notting Hill Gate

Amend Condition 2 C46 not C45

94/1545/31 21/3 Basing Street

Deferred

CENTRAL

94/2188/2016 10/12 West Cromwell Rd

Amend Condition C4 ...premises at any time and a maximum of three staff shall be resident on the premises.

Add Condition 6. The front room in No 12 and the front room and middle room adjoining the party wall with No 8 in No 10 shall be used for staff accommodation only. Reason: To protect the amenities of the adjoining properties.

Add Condition 7. C49; R49.

94/0017/2020 7 Princes Gate Mews

Add Condition 8 The front terrace shall be a minimum width of 0.7m from the rear wall of the front parapet. Reason To ensure a satisfactory external appearance.

94/1790/2022 F1,44 Cranley Gdns

Withdrawn

94/1791/2023 " " " "

Withdrawn

APPROVED BY  
PLANNING SERVICES CTTEE

24/01/95

CONSENT REF.....

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA JAN 24 1995

PLANNING SERVICES COMMITTEE

24/01/95

APPLICATION NO.  
TP/92/1678/F/33

AGENDA ITEM  
21

REPORT BY THE DIRECTOR OF PLANNING SERVICES

APPLICANTS NAME/ADDRESS

Application dated 09/10/92

Jones Lang Wootton,  
22 Hanover Square,  
London W1A 2BX

Revised 28/04/94  
and 18/08/94  
Completed 15/10/92

RECOMMENDATION  
ADOPTED

Polling Ward B5

ON BEHALF OF : Mr. S.B. Gray.  
INTEREST : Owner

*amend <sup>now</sup> units*

District Plan Proposals Map:

| Cons.Ar | A/O | Article 4<br>Direction | Listed<br>Building | HBMC<br>Direction | A/O<br>Consulted | Objectors<br>(to date) |
|---------|-----|------------------------|--------------------|-------------------|------------------|------------------------|
| NO      | NO  | NO                     | NO                 | NO                | 34               | 3                      |

RECOMMENDED DECISION :-

GRANT planning permission in outline with all details reserved to redevelop site to provide 3965 sq.m. gross floorspace comprising upto 3096 sq.m. gross of live/workspace units, upto 869 sq.m gross of business units and restaurant use at ground floor level and 34 car parking spaces at basement level.

At: 196-208 KENSAL ROAD, KENSINGTON, W.10

As shown on submitted drawing(s) No(s): TP/92/1678/B

Applicants drawing(s)No(s) : 156/SK101D, /SK102E, /SK103E,  
/SK104D, /SK105, /SK106D, /SK107D,  
/SK108D (illustrative drawings) and  
unnumbered

CONDITIONS

1. C.2
2. C.11 (a), (b), (c), (d), (e), (f) boundary treatment,  
(g) the provision of access for people with disabilities  
(h) floor plans, (i) materials to be used on the external  
faces of the buildings.
3. No less than 40% and no more than 60% of the floor area of each of the live and work units shall be used for living purposes and the remainder shall be used for business purposes (within Class B1 of the Use Classes Order). The live work units shall not be subdivided or operated for either residential or business (B1) use separately or exclusively without prior written agreement of the Royal Borough of Kensington and Chelsea.

4. At least one of the business units shall comprise a unit of less than 140 sq.m. gross floor area.
5. The proposed building shall not exceed in height the existing Canalot building on the South elevation and the adjacent RNIB building (to the East of the site) on the North elevation.
6. Accommodation for refuse storage shall be provided before occupation in accordance with the details submitted to and approved in writing by the Executive Director of Planning and Conservation before building works are commenced.
7. No less than 19 Cycle Parking racks shall be provided in connection with this development.
8. C.16(a)
9. C.49 No loudspeaker or relay equipment or musical instruments shall be installed or used in such a manner as to cause noise nuisance or vibration.
10. The restaurant use hereby permitted shall not be carried on between the hours of midnight and 7.30am and no customers should be on the restaurant premises between these hours.
11. C.55      12. C.57

#### REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.2      2. R.11
3. In order to create an appropriate mix of uses and to ensure that the scheme complies with the Council's employment and residential policies.
4. In order that the Council may be satisfied with the detail of the proposal and to encourage small businesses to locate and expand within the Kensal Small Business Area.
5. R.77 "area" add at end "and to safeguard amenities"
6. R.68      7. R.31      8. R.16      9. R.48      10. R.42      11. R.55
12. R.55

#### INFORMATIVES

1. I.2      2. I.5      3. I.14      4. I.21      5. I.24      6. I.27
7. I.29      8. I.30      9. I.32      10. I.33      11. I.36      12. I.37
13. I.38      14. I.39
15. The housing and B1 accommodation should be constructed in accordance with the standards set out in the District Plan and the Planning Standards Chapter of the Unitary Development Plan as deposited and as proposed to be modified.

## 1.0 SITE

- 1.1 The site lies to the North of Kensal Road and to the South of the Regents Canal. When this application was submitted the site was partially occupied by derelict shops with two storeys of residential above. The site has now been cleared and is currently part vacant and part used for car repairs.
- 1.2 The application site is not in a conservation area but lies within the North Kensington City Challenge Area.

## 2.0 HISTORY

- 2.1 In 1980 planning permission was granted for redevelopment to provide 3 factories to be used for light industrial purposes.
- 2.2 In 1983 an application for the refurbishment of the existing light industrial building and the erection of 24 one bedroom flats was refused.
- 2.3 In 1984 planning permission was granted for the erection of 12 light industrial units and a pavement crossover.
- 2.4 An application for redevelopment for Business (Class B1) purposes involving the erection of a new building in the form of a pyramid comprising basement, ground and seven upper floors was submitted in 1990 but was later withdrawn.

## 3.0 PROPOSAL :

- 3.1 An application for outline planning permission with all details reserved has been submitted proposing to redevelop the site to provide 3,965 sq.m. gross floorspace comprising up to 3,096 sq.m. gross of live/workspace units, up to 869 sq.m. gross of business units and restaurant use at ground floor level and part basement level and 34 car parking spaces at basement level. The illustrative drawings indicate a building which is no higher than the adjoining Canalot 1 on the south elevation, and the adjacent RNIB building (to the East of the site) on the North elevation.

## 4.0 PLANNING CONSIDERATIONS :

- 4.1 The main planning considerations in this case are height, bulk of the proposal, the proposed use and transportation considerations.
- 4.2 Bulk and Height The applicants have provided a set of illustrative drawings and a schedule of accommodation. It is recommended that a condition be placed on any outline permission, limiting the floorspace and height of the building(s) to ensure that in detail they are appropriate in relation to their surroundings.



- 4.3 It is considered that the scheme should be no higher than the existing Canalot buiding (predominantly 4 storeys high) on the South elevation of the site and no higher than the adjacent RNIB building (to the East of the site) on the North elevation.
- 4.4 Particular care should be taken at the Eastern boundary to ensure that daylighting standards to the nearby and adjoining buildings are not infringed.
- 4.5 Land Uses The area in which the application site lies is quite mixed, with residential, business and community uses being present. Part of the site has recently been used for car repairs and the remainder although currently cleared was previously used as shop accommodation with residential above.
- 4.6 Proposed Housing Uses : Paragraph 3.31 of the District Plan states that "policies for the protection of permanent residential accommodation and the amenity of residential areas take first priority." The Council does not normally permit change from residential to any other use.
- 4.7 Policy H3 of the Unitary Development Plan, as deposited seek:  
"to encourage the use of property wherever appropriate, for residential purposes and in particular, property purpose-built for residential accommodation where presently in another use."
- 4.8 The proposal seeks to create up to 3,096 sq.m. (gross) of work and living space and at least 40% of each unit will be in residential use.
- 4.9 Proposed Class B1 Employment Uses : the site is located within a Specified Industrial Area in the District Plan paragraph 12.4.3 and Proposals Map. The Unitary Development Plan as deposited designates the site as being within the Kensal Small Business Area.
- 4.10 Policy E22 of the Unitary Development Plan as deposited aims to encourage the provision of premises for the start up and expansion of small businesses (particularly light industrial).
- 4.11 Policy E32 of the Unitary Development Plan, as deposited, aims to encourage small business developments in the Kensal Small Business Area.
- 4.12 The proposal seeks to provide a second phase of Canalot providing media related office and workshop accommodation. The majority of this phase is intended to provide shared living accommodation and workspace up to 3,096 sq.m. (gross) is shown on the illustrative drawings. At least 40% of each unit will be in employment use

with some exclusively Class B1 accommodation at ground floor level (348 sq.m. (net) shown on illustrative drawings). It is considered that the proposal complies with the housing and business policies outlined above in that it provides a mixture of residential accommodation and B1 workshop/office space. Further details of the layout and design of the live/work units will have to be provided at the detailed application stage.

- 4.13 The proposal includes a cafe use which would open onto the canal and be accessible to the public. The creation of a public use facing onto the canal would assist in meeting strategic objective 3 of the North Kensington City Challenge Action Plan in that it would improve public safety. This part of the development is welcome, subject to conditions to ensure that provision should be made for ease of access into and within the building for people with special mobility needs and to limit hours of use in order to protect the amenities of residents within the buildings.
- 4.14 The Class B1 (Business) part of the proposal, is considered to be appropriate. The illustrative drawings indicate that the 348 sq.m. (net) of accommodation solely for the use for any purpose within Class B1 will be provided in 7 units. It is recommended that a condition be imposed to ensure that at least one unit of that accommodation shall comprise a unit of less than 140 sq.m.
- 4.15 Transportation Issues : The application is in part of the Borough where parking is not controlled i.e. there are no on-street parking restrictions. However it is proposed to introduce controlled parking in this area in the next two to three years. The Transportation Officer notes that there is currently some parking stress on street within the area and that, despite the existence of a bus service along Kensal Road which services Ladbroke Grove and Central London, public transport accessibility is generally not as good as in most of the remainder of the Borough.
- 4.16 The Council generally supports measures aimed at restraining the growth in traffic levels including the control of parking. This is reflected in Strat 21 of the UDP as deposited which seeks the reduction of non essential traffic movement within the Metropolitan Area.
- 4.17 Local policies aim to reduce levels of non essential road traffic thus allowing better access and movement for essential traffic.
- 4.18 Due to the mixed nature of the proposed business residential units the Transportation Officer has advised that the proposal provide one space per residential unit with two additional spaces for visitors. In addition he has advised that provision should be made for 19 cycle racks.

5.0 CONSULTATION :

- 5.1 34 adjoining and nearby occupiers were consulted and 3 objections were received. The objectors suggested that the proposal should retain a proportion of residential accommodation, and objected to office use as it would not benefit the community or the surrounding area. Objection was raised to the location of the building behind a brick wall, the height and bulk of the building; and the impact of increased traffic in the area on congestion.
- 5.2 The proposal has been revised to include shared work and residential accommodatin and is intended to be open to the canal. The bulk of the building has been reduced since the application was submitted and is now considered to be appropriate for this site. The Transportation Officer does not have traffic objections to this proposal.
- 5.3 The objections were re-consulted on 30 September about the revised proposal and to date no further objections have been received.

6.0 RECOMMENDATION

- 6.1 Grant Outline Planning Permission.

M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of the file number TP/92/1678 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: NS  
REPORT APPROVED BY: PK/AD  
DATE REPORT APPROVED: 06/01/95

PSC9501/NS.REP

Please send a copy of conditions  
(typed in Bull to)

Jim Ramsay

Jones Lang Wootton. ✓

Fax 071-408-0220.

11/3/95 RS

# CANALOT II

TP/92/1678:

1

## CONDITIONS

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. (C.2)

2. Full particulars of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:
  - (a) the materials to be used on the external faces of the building(s);
  - (b) the design and external appearance of the building(s);
  - (c) the use and treatment of any part of the site not proposed to be covered by buildings;
  - (d) the treatment of the open land within the site including hard and soft landscaping;
  - (e) any proposed walls, fences or railings;
  - (f) boundary treatment;
  - (g) the provision of access for people with disabilities;
  - (h) floor plans;
  - (i) materials to be used on the external faces of the buildings.
3. No less than 40% and no more than 60% of the floor area of each of the live and work units shall be used for living purposes and the remainder shall be used for business purposes (within Class B1 of the Use Classes Order). The live work units shall not be subdivided or operated for either residential or business (B1) use separately or exclusively without prior written agreement of the Royal Borough of Kensington and Chelsea.
4. At least one of the business units shall comprise a unit of less than 140 sq.m. gross floor area.
5. The proposed building shall not exceed in height the existing Canalot building on the South elevation and the adjacent RNIB building (to the East of the site) on the North elevation.

6. Accommodation for refuse storage shall be provided before occupation in accordance with the details submitted to and approved in writing by the Executive Director of Planning and Conservation before building works are commenced.
7. No less than 19 Cycle Parking racks shall be provided in connection with this development.
8. Full particulars of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:
  - (a) a landscaping and tree and/or shrub planting scheme.
9. No loudspeaker or relay equipment or musical instruments shall be used on the premises in such a manner as to cause noise nuisance to nearby occupiers. (C.49)
10. The restaurant use hereby permitted shall not be carried on between the hours of midnight and 7.30am and no customers should be on the restaurant premises between these hours.
11. Details of the means of ventilation to the premises shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the use shall take place only with the ventilation so approved in operation. (C.55)
12. The following matter shall be designed, installed within an timescale and operated only in accordance with a scheme to be agreed with the local planning authority:
  - (a) all equipment for the ventilation of every part of the restaurant area. (C.57)

#### REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 92 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.2)
2. The particulars reserved are considered to be material to the acceptability of the development and the local planning authority wishes to ensure that the details of the development are satisfactory. (R.11)
3. In order to create an appropriate mix of uses and to ensure that the scheme complies with the Council's employment and residential policies.

4. In order that the Council may be satisfied with the detail of the proposal and to encourage small businesses to locate and expand within the Kensal Small Business Area.
5. To safeguard the appearance of the area and to safeguard amenities. (R.77)
6. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
7. To protect the amenities of the area. (R.31)
8. To ensure the appearance of the development is satisfactory and safeguard the amenities of the area. (R.16)
9. To safeguard the amenities of neighbouring properties. (R.48)
10. To safeguard the amenities of neighbouring properties. (R.42)
11. To safeguard the amenities of neighbouring properties. (R.55)
12. To safeguard the amenities of neighbouring properties. (R.55)

#### INFORMATIVES

1. This permission does not permit the use of the premises as temporary sleeping accommodation (including holiday lets or short lets) or any purpose specified in Section 25 of the Greater London Council (General Powers) Act 1973 as substituted by the Greater London Council (General Powers) Act 1983 or as timeshare accommodation as specified in Section 5 of the Greater London Council (General Powers) Act 1984. Use for such purposes would constitute a change of use requiring planning permission and it is the Council's policy to resist such changes of use. (I.2)
2. Any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 1992. You are advised to consult the Directorate of Planning Services. (I.5)
3. Your attention is drawn to the Chronically Sick and Disabled Persons Act, 1970 and the Disabled Persons Act 1981 which place on developers and their representatives an obligation to provide easy access for the disabled. In the case of development for office, shop or factory purposes or for buildings or premises to which the public are admitted you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810:1979. In the case of university, college or school buildings you should refer to Design Note 18 "Access for the Physically Disabled to Educational Buildings". (I.14)

4. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Council Offices, 37 Pembroke Road, W8 6PW should be consulted before works commence. (I.21)
5. The development hereby permitted must comply with the Highways Act 1959-80. The Director of Highways and Traffic, Council Offices, 37 Pembroke Road, W8 6PW should be consulted on the positioning of buildings in relation to the highway, points of vehicle access and the width of the highway. (I.24)
6. The Director of Highways and Traffic should be informed 7 days before any earth moving or abnormal use of highways adjoining the site commences so that arrangements for the routing of earth moving vehicles and cleansing the highway can be made. Contractors should be reminded that it is an offence to deposit mud on the public highway. If any spillage is not immediately cleared the Council will carry out the necessary cleansing and recharge the cost to the contractor. (I.27)
7. You are advised to consult the Director of Cleansing and Recycling, Council Offices, 37 Pembroke Road, W8 6PW on the provision of facilities for the storage and disposal of refuse. There is a code of practice available and advice can also be given on certain aspects of industrial and commercial waste as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.29)
8. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I.30)
9. The premises may be subject to the requirements of the Health and Safety at Work Act 1974. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I.32)
10. The premises may be subject to the requirements of the Food Hygiene (General) Regulations 1970. The Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW should be consulted at an early stage. (I.33)
11. The use of the premises for public entertainment or purposes which require a licence under the Private Places of Entertainment (Licensing) Act 1967 may require a separate application to the Council. The Director of Environmental Health should be consulted at an early stage. (I.36)



12. If the development is to include any air conditioning unit incorporating a water cooling system or any other plant or equipment involving large scale heating and distribution of water, you should consult the Director of Environmental Health to ensure adequate mechanical cleaning. (I.37)
13. Any plant or equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Directorate of Environmental Health should be contacted on the detail of any such plant or equipment. Any changes to plant or equipment required to comply with other legislation may require further planning permission. (I.38)
14. The Naming and Numbering Legislation requires that premises display their street number, and no name or number other than that formally assigned may be displayed. Requests for the assignment of names and numbers to new development should be made to the Executive Director of Planning and Conservation, Town Hall, Hornton Street, W8 7NX, well in advance of the completion of building. (I.39)
15. The housing and B1 accommodation should be constructed in accordance with the standards set out in the District Plan and the Planning Standards Chapter of the Unitary Development Plan as deposited and as proposed to be modified.



22 Hanover Square  
London W1A 2BN  
Tel: 071-493 6040

Fax: 071-408 0220  
071-409 3440

### Facsimile Transmission

To (Company) RTS (REXINGTON) LIMITED

To (Individual) Paula Stewart 071 3463

From JLW TOWN PLANNING 071 493

Number of pages (including this sheet) 2

IF YOU

RECEIVE

CLERK TEL: 071 493 6040  
PLEASE

IF SHEETS ARE MISSING

This fax is intended for the named addressee only. If you are not the named addressee, you may neither copy nor use nor disclose it to anyone. If you have received it in error, please notify us immediately so that we can arrange for its return. Thank you.



22 Hanover Square  
London W1A 2BN

Tel: 0171-493 6040

Chartered Surveyors  
International Real Estate Advisors

Fax: 0171-408 0220  
0171-409 3440

Ms A Docherty  
Directorate of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NA

ref:ref

ref:ref

IB/DEM/jr

ref:ref

071 306 1896

ref:ref

071 457 3949

13/10/1994

Dear Ms Docherty

196 - 208 Kenil Road, London W16

Thank you for taking the time, along with Nancy Stevenson, to meet on Monday 25th November. We found it a useful and productive meeting. I am sure you will be grateful for your comments on the proposed revisions to the conditions.

We have only discussed the matter of proposed conditions for the above application using the following description of development and appendant conditions. Condition numbers relate to the list forwarded to us on 11/10/94.

1. Proposed Development

Proposed development of 3,965 sq m gross floor space comprising 100 units of residential accommodation, up to 169 sq m gross of business units and 100 sq m of ground floor level and 58 car parking spaces at a level of 11.1m.

11.1

\*no circulation space?

The ground floor area of each of the units shall be used for living purposes and the remainder shall be used for business purposes (within class B1 of the use Class 1 Order). The business units shall be subdivided and operated for either residential or business use and separate entrances (in accordance with the provisions of B1&2C)

\*

2. All units shall be self-contained.

3. The proposed development shall be built to a minimum ground level of 11.1m above sea level.

15. Delete

 Jones Lang Wootton

The gross floor areas are based on the illustrative drawings and the schedule of approximate areas submitted on 27th April 1994. Gross floor area for each use on the ground floor is a proportionate increase on the net area as indicated on the drawings.

I would be grateful if you would contact me to confirm whether the proposed amendments are acceptable.

Yours sincerely,



# SCHEDULE OF APPROX AREAS

PLAN NO. 2

24.03.94

|                       | NET<br>SQ. FT | NET<br>SQM                 | GROSS<br>SQ. FT | GROSS<br>SQM  |               |
|-----------------------|---------------|----------------------------|-----------------|---------------|---------------|
| BASEMENT<br>(KITCHEN) | 645           | 60                         | 1400            | 130           |               |
| GROUND                | 11,140        | 1035<br>[742 for<br>units] | 11,840          | 1100          |               |
| FIRST                 | 7535          | 700                        | 10,010          | 930           |               |
| FIRST MEET.           | 4736          | 440                        | 5275            | 490           |               |
| SECOND                | 6405          | 595                        | 8880            | 825           |               |
| SECOND MEET.          | 4736          | 440                        | 5275            | 490           |               |
| ROOF                  | 538           | 50                         | 925             | <del>86</del> | Deleted<br>by |
| TOTAL                 | 35,735        | 3320                       | 43,605          | 4051          | Wter          |

FILE NUMBER: TP. 92/1678

ADDRESS: 196-208 Kensal Road

London W10

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by ..... " \* 14 days of date of letter (14/10/94)

2. ~~Please re-advertise~~ \*

New description of development.

"~~Red~~ Outline application for the redevelopment of the site to provide 32 live/workspace units, 7 business units, ~~and~~ a restaurant at ground floor level and 34 car parking spaces.

\* delete or add as appropriate

1/ P. Bennell  
First Effect, 222 Kensal Rd, W10 5BN.

2/ D. Bryden  
Housing Service, RN13 Garrow Hse, 190 K. Rd,  
W10 5BT.

3/ British Waterways  
Brindley Hse, Corner Hall, Laxon Lane  
Hemel Hempstead HP3 9YT.

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS  
Director of Planning Services

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

**COUNCIL NOTIFICATION OF DEVELOPMENT**

FILE COPY

Switchboard: 071 - 937 5464

Direct Line:

Facsimile: 071-361 2079/2080  
071-376 1130

Date: 03/10/94

My reference: Your reference: Please ask for: Planning Information Office

DPS/DCN/NS/TP/92/1678

**THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION /  
LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY**

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

**Address of application property**

196-208 KENSAL ROAD,  
W.10

**Proposal for which permission is sought**

**NEW DESCRIPTION OF DEVELOPMENT**

Outline application for the redevelopment of the site to provide 32 live/workspace units, 7 business units, a restaurant at ground floor level and 34 car parking spaces. OUTLINE APPLICATION

Any further comments must be received by 14/10/94.

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation



## TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 14 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

### WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Thursdays and 9.15am to 4.30pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 071-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove tube station.) Tel. 081-969 2433

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

**Please note:** In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.



Chartered Surveyors  
International Real Estate Advisers

Fax: 071-408 0220  
071-409 3440

|                                 |                     |                           |                |            |
|---------------------------------|---------------------|---------------------------|----------------|------------|
| RECEIVED BY PLANNING SERVICES   |                     |                           |                |            |
| DC<br>N                         | DC<br>C             | DC<br>S                   | E              | AO<br>ACK  |
| On 19 AUG 1994 90.<br>Your Ref. |                     |                           |                |            |
| EXEC<br>DIR                     | PLANNING<br>OFFICER | TP/DEM/jt                 | ENV<br>OFFICER |            |
| APPEALS<br>OFFICER              | 10                  | Our Ref. -<br>DPS OFFICER | BOARD<br>MEM   | HEAD<br>DC |

The Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NX

Direct Line 071-306-1896  
Direct Fax 071-457-3949

18th August 1994

For the attention of Nancy Stevenson

Dear Sir

196 - 208 Kensal Road, London W10  
Planning Application Reference No. DPS/DCN/TP/92/1678

Further to the recent telephone conversation between Nancy Stevenson and Diane May of this firm, our client, Mr SB Gray, is disappointed that planning officers are seeking the removal of the proposed viewing theatre from the current proposals, as indicated on the illustrative drawings submitted on 27th April 1994. He remains of the view that a viewing theatre located at roof level would contribute to the success of the project and provide an interesting feature which would complement the appearance of the development without adversely affecting the local townscape or affecting sunlight and daylight to adjacent properties.

Nevertheless, in order to ensure that the planning application is progressed positively and with minimal delay, we have been instructed by our client to delete the proposed viewing theatre from the roof of the illustrative scheme. We confirm therefore an amended description of the development as follows:

"Redevelopment to provide 32 live/workspace units, 7 business units and a restaurant at ground floor level".

Total proposed floorspace remains as on the schedule submitted on 27th April minus 86 sq m for the viewing theatre, resulting in a total of 3,965 sq m.

We understand that the objection to the viewing theatre relates only to the potential effect of the proposal on the external appearance of the building and not the principle of the proposed use within the development. Our client may therefore wish to reconsider the incorporation of a viewing theatre within the approved outline scheme when detailed proposals are prepared at a later stage.

We trust that the above satisfies your concern about the design of the proposed development and that the application can now be positively recommended to your Committee. If you require any further information please do not hesitate to contact Diane May or Jim Ramsay of this firm.

Yours faithfully

**Jones Lang Wootton**

cc                      Mr M J French:    Executive Director Planning and Conservation

13/7/94

Policy.

Could I have your comments on the revised scheme for Caradot (2).

Sarah agreed to the principle of live/work spaces provided we could ensure that the residential space would remain. (see proposed condition.) However you may have further comments on layout etc.

Nancy

P.S. I expect to be writing this up. (for refusal A.S.A.P.) & need your revised comments fairly urgently.

| DISTRICT PLAN OBS. |         |         |
|--------------------|---------|---------|
| Officer            | In      | Out     |
| PH                 | 13.7.94 | 20.7.94 |



**Royal Borough of Kensington and Chelsea  
Directorate of Planning Services - Policy Observations**

|                                 |  |  |                                |                      |
|---------------------------------|--|--|--------------------------------|----------------------|
| T.P. Number<br><b>92/1678</b>   | Address<br><b>196 - 208 Kensal Rd., W10</b>          | Date Received<br><b>13.7.94</b>            | Date of Obs.<br><b>18.7.94</b> |                      |
| District Plan<br>Paras/Policies |  | Obj.<br><b>X</b>                           | No Obj.                        |                      |
| UDP<br>Paras/Policies           | Development<br><b>Redevt. for B4/residential use</b> | For proposals involving residential uses:- |                                |                      |
|                                 |  | HMO?<br><b>-</b>                           | No. of Dwelling Units          |                      |
|                                 |  |  | Existing<br><b>-</b>           | Proposed<br><b>-</b> |
|                                 |  | D.C. Officer<br><b>NS</b>                  | Policy Officer<br><b>PH</b>    |                      |

**Comments:**

The following comments are made in relation to drawings SK 1 & SK 2 - 156/SK 108D & agent's letter dated 27.4.94.

Typical units - SK 1 OK, but SK 2 has a minimal kitchen area consistent with office rather than residential use.

Condition - restricting a minimum percentage of the unit floorspace to residential use by condition is unworkable. How could we enforce it? What is required is the functional separation of the residential & business elements. This can only be achieved by design (the agent acknowledges this in his letter). I believe the suggested condition would fail PPG 1 (para. 46 - not enforceable) and circular 1/85 (para. 23) because it would in practice be difficult to prove a breach.

PH 18.7.94



**Jones Lang Wootton**

22 Hanover Square  
London W1A 2BN

Tel: 071-493 6040

F.A.O. Mike French.

Telex: 23858

Fax: 071-408 0220

071-409 3440

NS

To discuss a Wed

With compliments

Chartered Surveyors  
International Real Estate  
Consultants

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

The Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NX

Your Ref.

Our Ref. TP/DEM/jr

Direct Line 071-306-1896

Direct Fax. 071-457-3949

22nd June 1994

For the attention of Nancy Stevenson

Dear Sir

196 - 208 Kensal Road, London W10  
Planning Application Reference No. DPS/DCN/TP/92/1678

Further to your letter of 10th June and the recent telephone conversation between Nancy Stevenson and Jim Ramsay of this firm, we understand that whilst you are generally satisfied with the revised proposals submitted on 27th April, reservations have been expressed by your design officers about the proposed viewing theatre illustrated at roof level.

We are surprised to learn that this concern relates to the effect of the viewing theatre on the appearance of the building. As agreed at our last meeting, the top storey has been removed and the drawings now serve to illustrate the location and extent of the viewing theatre which occupies only about 10% of the roof area. Detailed design would be subject to approval of details and to the satisfaction of the Council. Our client's intention is that the viewing theatre would be designed to a very high standard creating an interesting focal feature visible only from the rear of the building. In design terms, the viewing theatre will provide a vertical element to the building, consistent with the variety of roof profiles along the canal side, in much the same way as the tower illustrated in the previous drawings and which we understand your design officers regarded as an interesting and attractive feature.

Following discussions with your officers, the proposed development has been amended to provide combined residential and business space for media related companies and, as you are aware, the viewing theatre is an essential element of the scheme. It will, in addition, provide an important facility for businesses in the adjacent Canalot Studios. There is currently no viewing theatre facility within the Canalot complex and its provision as part of the new development is considered to be a major asset which will help attract further new business, ensure the continued success and growth of the project and contribute to investment in and regeneration of the area.

We trust that this further information will assist in your consideration of the planning application and that you will agree that the proposed viewing theatre is an important and interesting feature in both functional and design terms. We must re-iterate that the drawings submitted with the outline application are purely illustrative and that our client will be happy to discuss further with officers the design and appearance of the proposed viewing theatre prior to the submission of a detailed scheme.

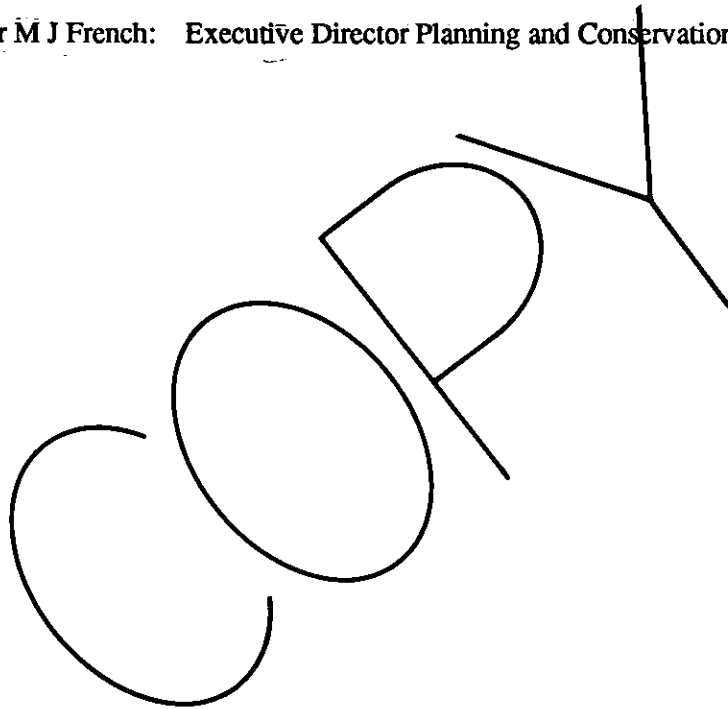
Our client is anxious that the outline application is not further delayed on a matter that will add interest and variety to the area, and in particular views along the canal, and which forms part of a proposal which will act as a catalyst for the wider regeneration of the North Kensington area.

Yours faithfully

**Jones Lang Wootton**

cc

Mr M J French: Executive Director Planning and Conservation

A large, stylized handwritten signature in black ink, appearing to read 'M J French', is written over the typed name. The signature is composed of several large, overlapping loops and lines.



---

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

**Executive Director** MICHAEL J FRENCH FRICS Dip TP MRTPI Cert TS

**Director of Planning Services**

---

Jones Lang Wootton,  
22 Hanover Square,  
LONDON, W1A 2BN.

Telephone: 071-937 5464  
Extension: 2082  
Direct Line: 071 361 2082  
Facsimile: 071-376 1130

30 June 1994

---

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

My reference:  
DPS/DCN/TP/92/1678

Your reference:  
TP/DEM/jr

Please ask for:  
Nancy Stevenson

Dear Sirs,

Town and Country Planning Act 1990  
Re: 196/208 Kensal Road, W.10.

I am writing regarding your letter dated 22nd June 1994 in which you request that a decision is made on the application as it stands.

I must reiterate my concern about the height and bulk of the building, specifically, the height, bulk and appearance of the proposed viewing theatre on the roof shown on the revised drawings. Your current proposal is approximately 2m. higher than the existing Canalot building on the canal elevation and with the creation of a viewing theatre, this extends a further 3m. above the main building height.

I would advise you that I will be recommending that the application be refused on the basis that the height and bulk of the building incorporating a viewing theatre creates a too dominant and intrusive building detrimental to the scale and character of the area.

If you wish to discuss the matters raised in this letter further, please ring my officer, Nancy Stevenson on Thursday or Friday.

Yours faithfully,

M. J. French,  
Executive Director, Planning and Conservation.

---

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director Mr MICHAEL FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

---

Jones Lang Wootton  
22 Hanover Square  
London W1A 2BN

Telephone: 071-937 5464  
Extension: 2082  
Direct Line: 071 361 2082  
Facsimile: 071-376 1130

10 June 1994

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference:  
DPS/DCN/TP/92/1678

Your reference:

Please ask for:  
Nancy Stevenson

Dear Sir

Town and Country Planning Act 1990  
196-208 Kensal Road London W10

I am writing regarding your revised proposals on the above mentioned site.

I was under the impression after our last meeting that the top storey of the building would be removed to match the height of the existing Canalot building. My officer, Nancy Stevenson has advised you by telephone that the proposal to create a viewing theatre on the roof will be unacceptable in terms of its bulk, height and appearance.

I am currently awaiting your response on this matter.

Yours faithfully



MJ French Executive Director, Planning and Conservation



Chartered Surveyors  
International Real Estate  
Consultants

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

The Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NX

Your Ref.

Our Ref. TP/DEM/jr

Direct Line 071-306-1896

Direct Fax. 071-457-3949

22nd June 1994

For the attention of Nancy Stevenson

Dear Sir

196 - 208 Kensal Road, London W10  
Planning Application Reference No. DPS/DCN/TP/92/1678

Further to your letter of 10th June and the recent telephone conversation between Nancy Stevenson and Jim Ramsay of this firm, we understand that whilst you are generally satisfied with the revised proposals submitted on 27th April, reservations have been expressed by your design officers about the proposed viewing theatre illustrated at roof level.

We are surprised to learn that this concern relates to the effect of the viewing theatre on the appearance of the building. As agreed at our last meeting, the top storey has been removed and the drawings now serve to illustrate the location and extent of the viewing theatre which occupies only about 10% of the roof area. Detailed design would be subject to approval of details and to the satisfaction of the Council. Our client's intention is that the viewing theatre would be designed to a very high standard creating an interesting focal feature visible only from the rear of the building. In design terms, the viewing theatre will provide a vertical element to the building, consistent with the variety of roof profiles along the canalside, in much the same way as the tower illustrated in the previous drawings and which we understand your design officers regarded as an interesting and attractive feature.

Following discussions with your officers, the proposed development has been amended to provide combined residential and business space for media related companies and, as you are aware, the viewing theatre is an essential element of the scheme. It will, in addition, provide an important facility for businesses in the adjacent Canalot Studios. There is currently no viewing theatre facility within the Canalot complex and its provision as part of the new development is considered to be a major asset which will help attract further new business, ensure the continued success and growth of the project and contribute to investment in and regeneration of the area.



We trust that this further information will assist in your consideration of the planning application and that you will agree that the proposed viewing theatre is an important and interesting feature in both functional and design terms. We must re-iterate that the drawings submitted with the outline application are purely illustrative and that our client will be happy to discuss further with officers the design and appearance of the proposed viewing theatre prior to the submission of a detailed scheme.

Our client is anxious that the outline application is not further delayed on a matter that will add interest and variety to the area, and in particular views along the canal, and which forms part of a proposal which will act as a catalyst for the wider regeneration of the North Kensington area.

Yours faithfully



**Jones Lang Wootton**

cc

Mr M J French: Executive Director Planning and Conservation





X/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

|             |                                     |           |            |      |      |             |
|-------------|-------------------------------------|-----------|------------|------|------|-------------|
| Address     | 196 - 208 Kensal Road               | Appl. No. | 92/1678/NS | L.B. | C.A. | N<br>C<br>S |
| Description | Redevelopment (outline) (Revisions) | Code      | N          |      |      |             |

My previous comments indicated that this new building was one story too high. The top floor has been removed but replaced by the "viewing theatre". In my opinion this amounts to a part additional storeys and will be visible from the rear - not acceptable.

Other more detailed points to be discussed:

1. Open staircases to the <sup>side</sup> ~~rear~~ of the building, should be enclosed
2. "Tower" feature has been removed - this is a pity. There needs to be some roof structure to cope with plant, satellite dishes etc.
3. Ground floor on Kensal Road side could be more open & relate better to the street.

D McD 19/5/94.

Top copy to case file; second retained by Design Officer; third to Survey and Analysis team.



Chartered Surveyors  
International Real Estate  
Consultants

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

Your Ref.

The Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NX

Our Ref. **TP/DEM/jr**

Direct Line **071-306-1896**

27th April 1994

For the attention of Nancy Stevenson

|                   |                   |              |              |                   |     |
|-------------------|-------------------|--------------|--------------|-------------------|-----|
| RECEIVED          |                   | 071-457-3949 |              | PLANNING SERVICES |     |
| PL                | LC                | US           | LS           | TC                | ADR |
| On 28 APR 1994 49 |                   |              |              |                   |     |
| EXEC DIR          | PLANNING SERVICES | ENV PLAN     |              |                   |     |
| APPEALS OFFICER   | 10                | FEES OFFICER | FORWARD PLAN | HEAD DC           |     |

Dear Sir

**196 - 208 Kensal Road, London W10**  
**Planning Application Reference No. DPS/DCN/TP/92/1678**

On behalf of our client, Mr SB Gray, please find enclosed four copies of revised illustrative drawings to accompany the outline planning application for the redevelopment of the site of 196-208 Kensal Road, London W10, originally submitted on 9th October 1992. The revised drawings, which replace those submitted on 18th October 1993, are as follows:

- SK 104D Ground Floor Plan
- SK 106D First Floor Plan
- SK 107D Second Floor Plan
- SK 108D Roof Plan
- SK 103E Illustrative Cross Section
- SK 105 North Elevation to Canal
- SK 102E South Elevation to Kensal Road
- SK 101D Parking Layout (Basement)

*NS  
Copy of Plans to  
FO please*

A schedule of approximate floor areas is also attached.

I have also enclosed four copies of the site location plan which indicates a slightly amended application site boundary. This has arisen because of alterations to the illustrative scheme which require the inclusion within the site of the area between the existing Canalot building and the site of 208 Kensal Road. The site area has increased from 0.14 ha to 0.15 ha.

The revised illustrative proposals take on board comments made by officers, particularly in relation to the height of the building. The top storey has been removed, to match the height of adjacent buildings, and has been replaced by a small viewing theatre at roof level at the rear of the building.



This viewing theatre would be served by a lift rising through the atrium. The other key changes to the illustrative scheme are as follows:

- the provision of a new arcaded mews entrance between the new building and the existing Canalot building.
- the provision of seven exclusively business units along the frontage of the ground floor of the building.
- the relocation of the restaurant kitchen to the basement.
- the slight movement north of the atrium, balancing the size of the live/work spaces to the north and south of the atrium.

The revised scheme provides a total of 32 live/workspace units, 7 business units, a restaurant overlooking the canal and a viewing theatre at roof level. A total of 34 car parking spaces are provided at basement level.

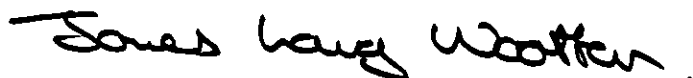
You have asked for our views on a possible condition in relation to the operation of the live/workspace. We have examined other combined live/workspace schemes at Bridge Wharf, Islington and Plantation Wharf, Wandsworth but these schemes are not, in our view, directly comparable because their scale allows for the functional separation of the residential and the business elements. Because of the nature of the proposed units at 196-208 Kensal Road, flexibility is a key requirement of any planning condition. It was agreed at the last meeting at which the application was discussed that, in order to provide flexibility and meet the Council's employment objectives for the site, a condition which stated minimum and maximum floorspace limits for the residential element may be appropriate.

We would therefore propose the following condition to be applied to the live/workspace:

Between 40 - 60% of the total floorspace of the live/workspace units should be retained in residential use either as part of a mixed use unit (or as a wholly residential unit.)

If you wish to discuss further the revised illustrative plans and the proposed condition, please do not hesitate to contact Diane May or Jim Ramsay of this firm. We understand that, if all the outstanding issues relating to the application are resolved, it will be considered by your Planning Committee on June 21st. We would be grateful if this could be confirmed.

Yours faithfully



Jones Lang Wootton

SUBJECT-SITE Canal St 2. 196-208 Kensington FILE REFERENCE:

R.B.K. & C. Planning Service.

SITE VISIT.

# NOTES OF MEETING

DATE:

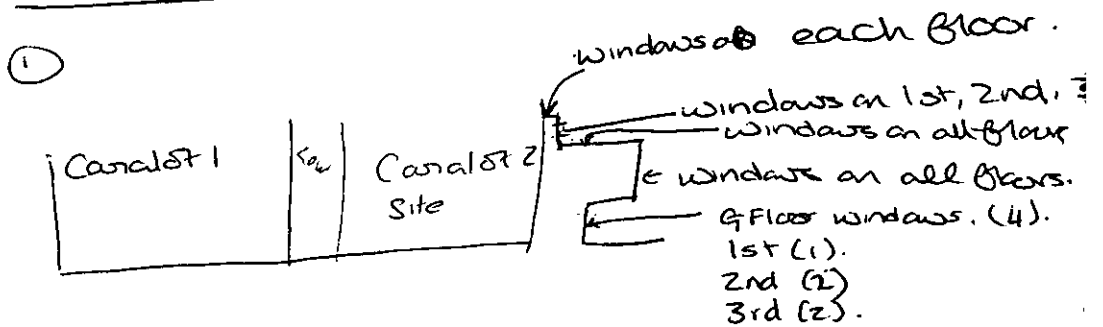
NAMES OF PERSONS ATTENDING:

Nancy Stevenson

OFFICERS:

MATTERS DISCUSSED:

Inspection of site & adjoining sites to see if building could be extended to East site boundary



Proposal to build to East site boundary unacceptable as it would detrimentally affect light & outlook to existing windows would darken courtyard & would lead to developments unacceptable bulk and density

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

Nancy



22 Hanover Square  
London W1A 2BN

Tel: 071-493 6040

Fax: 071-408 0220  
071-409 3440

Facsimile transmission

To (Company) WATERLOO COMMERCIAL SERVICES DEPT.

To (Individual) 0

From ~~WATERLOO COMMERCIAL SERVICES~~ 071-493 6040

Number of pages 1

Fax to: 071-493 6040

From: 071-493 6040

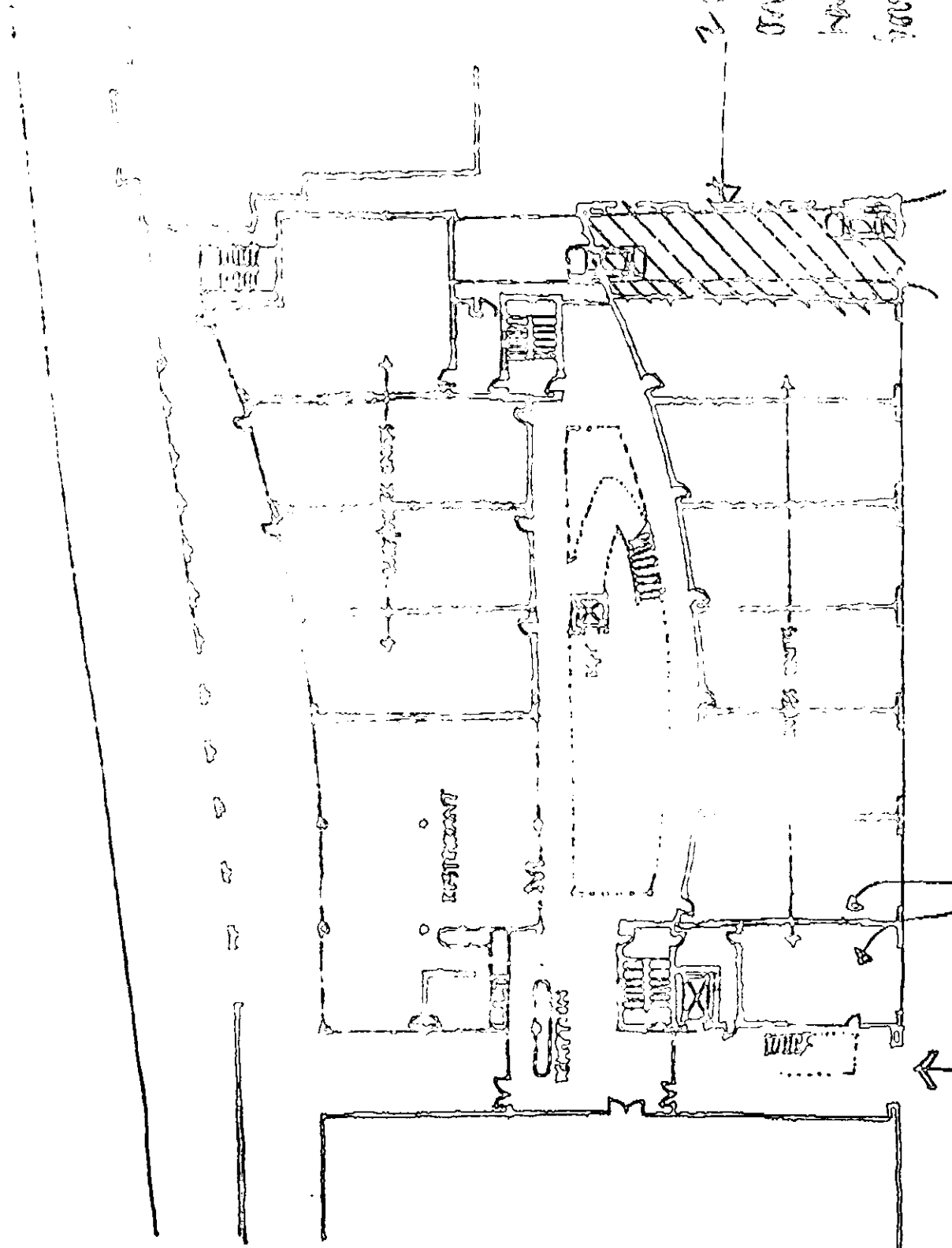
Subject: WATERLOO COMMERCIAL SERVICES

Date: 24 MAR 1994

Time: 15:20

YOU DO NOT RECEIVE A CLEAR TRANSMISSION OR ANY OF THE SHEETS ARE MISSING,  
PLEASE RING US ON 071-493 6040.

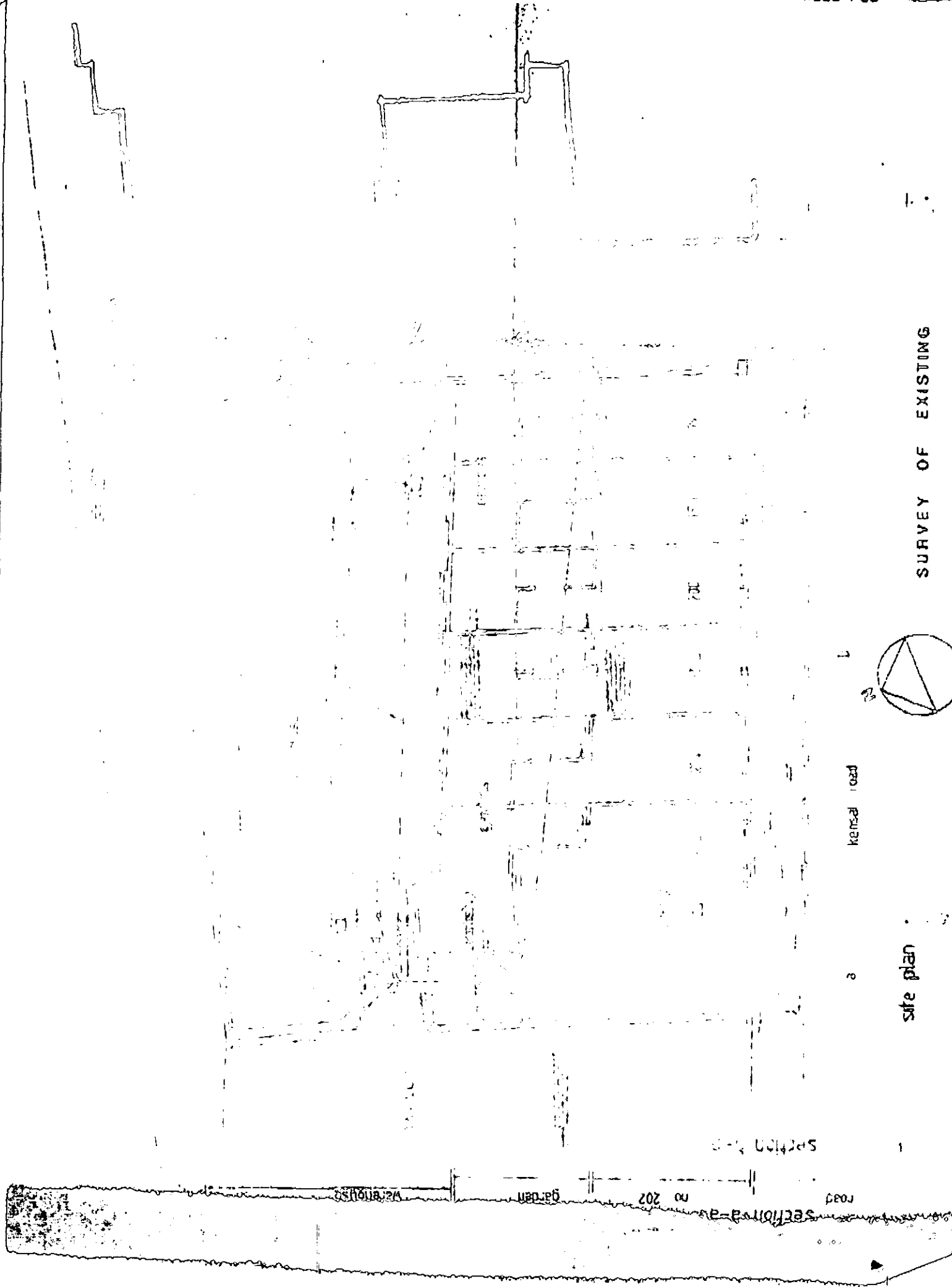
This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to anyone else. If you have received it in error please notify us immediately so that we can arrange for its return. Thank you.



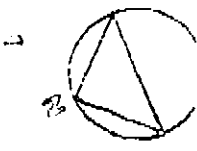
2 upper units  
 on 1st & 2nd floors.  
 hand up against  
 boundary

? from 1 over way

2 proposed  
 ground  
 floor  
 units  
 on 1st & 2nd floors



SURVEY OF EXISTING



1  
2  
kensal road

site plan

Section A-202

garden  
no 202  
Section A-202  
road

SUBJECT-SITE

Canalot 2

FILE REFERENCE: TP

92/1678.

R.B.K. & C. Planning Service.

## NOTES OF MEETING

DATE: 28/11

NAMES OF PERSONS  
ATTENDING:

Diane May, Jim Ramsey, Bennie Gray.

OFFICERS:

Mike French Nasray Stevenson.

MATTERS  
DISCUSSED:

Proposal for Canalot 2.

① Height: Advised should be no higher than Canalot 1. - (it appears that they will be prepared to lose 1 storey).

② No of Units: To be clarified.  
Poss min % residential for each unit.  
min 20% max 60%. Diane May expressed reservations about this type of condition and talked about a similar case in Islington (Bridge Wharf) - (I will get copy of PP).

② Parking - drew their attention to Shaws Ops - Residential partially justified level of parking provision. (may be OK subject to residential)

③ BG talk about the possibility of Mooring? - We would prefer residential & will discuss at later date.

LITERATURE:  
POLICY, PAPERS, ETC.

SIGNATURES:

*Diane*

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

Mrs. Diane May,  
Jones Lang Wootton,  
22 Hanover Square,  
LONDON, W1A 2BN.

Telephone: 071-937 5464

Extension: 2944

Facsimile: 071-376 1130

30 December 1993



NS

My reference: **DPS/MJF/PYD**

Your reference:

Please ask for:

**Mr. French**

Dear Mrs. May,

Town and Country Planning Act 1990  
Re: 196/208 Kensal Road, W.10.

I write with reference to your letter of 21st December 1993 regarding the future development of the above site.

I understand that a meeting has now been arranged for the afternoon of 14th January 1994 and I would hope that we will be able to resolve many, if not all, the issues which the present scheme presents.

I look forward to meeting you and your client on 14th January 1994.

Yours sincerely,

M. J. French,  
Director of Planning Services.



Chartered Surveyors  
International Real Estate  
Consultants

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

Mr MJ French  
Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Homton Street  
London W8 7NX

Your Ref.

Our Ref. TP/DEM/dm

Direct Line 071-413-1331

Direct Fax. 071-457-3949

21 December 1993

Dear Mr French

196-208 Kensal Road, London W10

|                               |                                  |                 |                 |                 |
|-------------------------------|----------------------------------|-----------------|-----------------|-----------------|
| RECEIVED BY PLANNING SERVICES |                                  |                 |                 |                 |
| DC<br>N                       | DC<br>C                          | DC<br>S         | E               | AC<br>ACK       |
| On 22 DEC 1993 30             |                                  |                 |                 |                 |
| EXEC<br>DIR                   | DIRECTOR<br>PLANNING<br>SERVICES | RECORDS         | AND             | ENV<br>PLANNING |
| APPEALS<br>OFFICER            | 10                               | FEES<br>OFFICER | FORWARD<br>PLAN | HEAD<br>DC      |

Further to your letter of 1st November and our subsequent telephone conversation, I understand that you are concerned about the timescale for the implementation of the proposed development at 196-208 Kensal Road.

As you are aware, revised plans were submitted in October indicating the provision of living/workspace units within the proposed development. Discussions are currently taking place with the case officer relating to the two outstanding issues of the height of the proposed building and the car parking provision, as well as clarifying the proposed use.

We anticipate that these outstanding issues will be resolved shortly and would hope that the planning application could go to Committee in early 1994. On the granting of outline planning permission it is my client's intention to prepare a detailed scheme for submission. Following approval of details, my client shares your wish to see the site developed as quickly as possible. We anticipate at this stage that construction work could commence during 1995, subject to no planning delays in relation to the details.

As stated in my previous letter, my client is committed to providing a quality development on this site which will contribute to the regeneration of the local economy and will be a significant element in the City Challenge proposals. In this case, we trust that the CPO proposal can be put into abeyance and we do not consider that a legal agreement, as proposed in your letter of 1st November, will be necessary. If you require any further information please do not hesitate to contact me.

Yours sincerely

Diane May





**British Waterways**

**Waterway Environment Services**

*Nancy*

*For info*

*Steve*

92/81/DJ/sjo

2 December 1993

Mr S B Gray  
Canalot Production Studios  
222 Kensal Road  
London W10 5BN

Dear Mr Gray

**GRAND UNION CANAL : PADDINGTON ARM : NORTH KENSINGTON CITY CHALLENGE**

During the public exhibition we held last week to discuss proposals for improvements to the canal corridor as part of the City Challenge programme, we had a very useful talk with your manager, Penny Blanche, who was able to spare some time to look at our proposals.

As we progress the project in more detail, I wonder whether we could discuss the canal relationship of Canalot (including the proposed Phase 2) with you and Penny, and pool ideas.

It would be good to give more visual identity to Canalot from the canalside and look at ways to improve links particularly with the brasserie, which currently has a very low profile. Penny mentioned the possibility of a boat - an extension to the brasserie? - which you could explore the feasibility of with Mark Bensted, the Waterway Manager.

It would be good to see Canalot becoming a greater positive focus along the canal.

Perhaps we could arrange a meeting early in the New Year.

I look forward to hearing from you.

Yours sincerely

Dorothy Jackman  
Assistant Landscape Architect

cc: Ms Penelope Blanche : Manager, Canalot Production Studios.  
Mr Steve Davies : Planning Services, Royal Borough of Kensington & Chelsea  
Mr Will Dorman : North Kensington City Challenge  
Mr Robin Gray : British Waterways : Little Venice  
Mr Mark Bensted : British Waterways : Little Venice

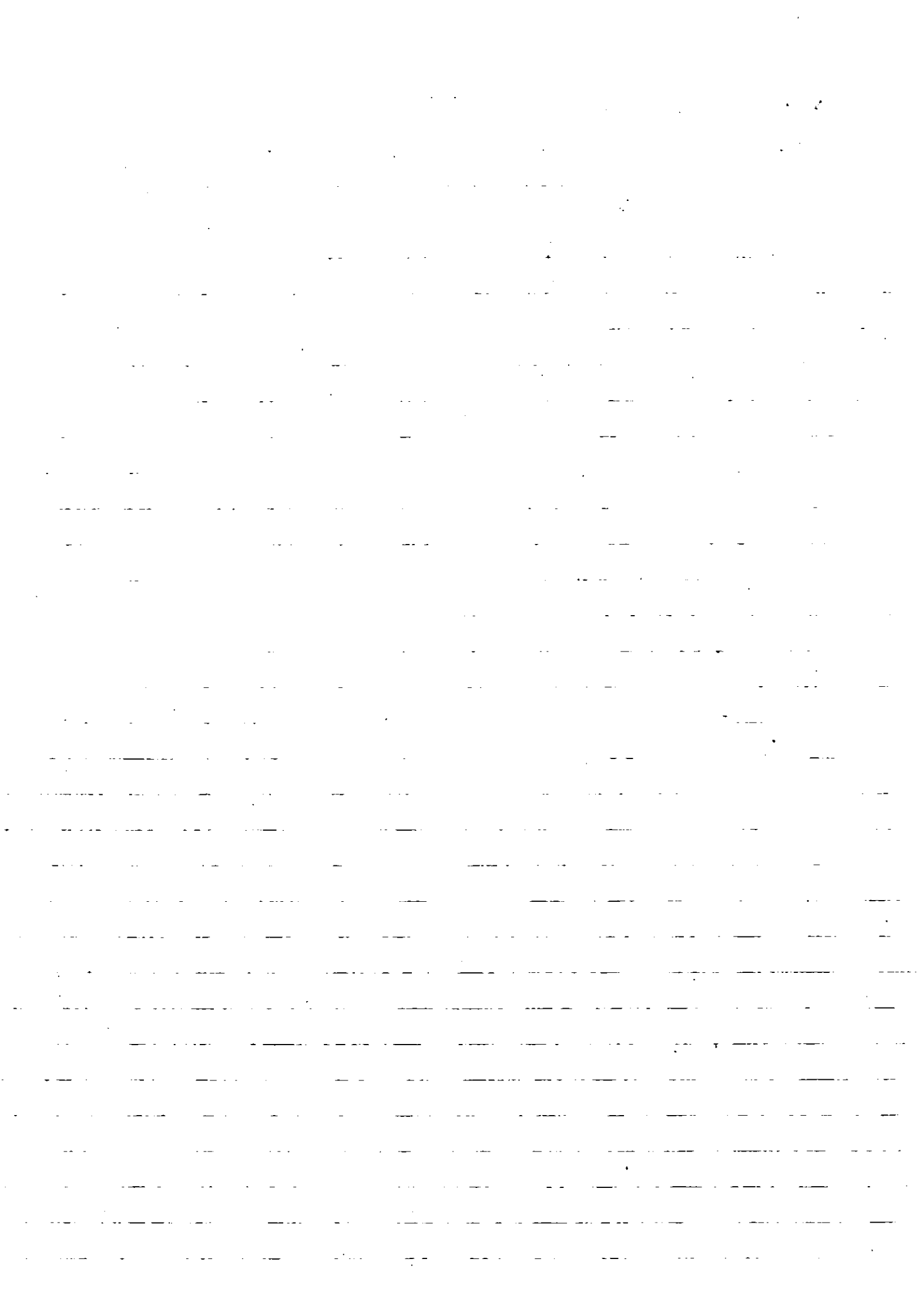
Judith Grier  
Head of Environment  
Design and Planning

British Waterways  
The Lock  
Hillmorton  
Rugby  
Warwickshire  
CV21 4F

Telephone  
0788 57062  
F:  
0788 54107

Lang Jim Ramsay. 2/12/93 - to find  
out when today's cancelled meeting would  
be rescheduled

Lang 9/12/93 - rang again to  
arrange meeting. left message.



6/8/93.

Jim Ramsay - rang re 196-208 Kensal  
Road - will ~~report~~ send in revised  
drawings within the next month.

Nancy

Jones Lang Wootton  
22 Hanover Square  
London W1A 2BN

2082

Attn: Jim Ramsay

18 November 1993

DPS/DCN/TP/92/1678 TP/DEM/jr

Nancy Stevenson

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990  
196-208 KENSAL ROAD LONDON W10

I am writing regarding the revised drawings submitted in connection with your current application on the above mentioned property.

I am concerned that the revisions do not take account of a number of issues which were discussed in our meeting on 25/2/93. At this meeting concern was raised about the height of the proposal and it was suggested that at least 1 storey should be removed from the building. It appears that the proposed building is 1.6m higher than that originally proposed and my concerns are therefore exacerbated.

*discuss*

In the February meeting more information was requested about the size and number of units. I was advised that your client would require some flexibility but that the overall number of units and the number of units under 140m<sup>2</sup> could be agreed at an early stage. Your revised proposals do not include this information and I would be grateful if this information should now be provided.

✓

The provision of residential accommodation was discussed in relation to the site and I was under the impression that it would be provided on the site. I am unable to locate any residential accommodation on the plans provided and request further details of the location of such accommodation.

The Principle Transportation Officer has expressed concern about the over provision of parking on the site but is unable to comment further as clarification is required about the number of studio and residential units.

Until revised drawings and the details requested are received I will be unable to take any further action on your application.

Please contact my officer Nancy Stevenson on any Thursday or Friday if you wish to discuss any of the matters raised in this letter.

Yours faithfully

Paul Kelsey *PK*  
Area Planning Officer  
for Director of Planning Services

# RBK&C TRANSPORTATION COMMENTS

|  |                                    |   |
|--|------------------------------------|---|
| T.P. Number:<br>92/1678  | Address:<br>146-208 Keussal Rd W10 | Date of obs.<br>17-11-93  |
| Development: ReDevelopment for BI by the erection of a part 3 part 4 part 5 storey building with car parking for 38 cars in Basement |                                    | Obj. <input checked="" type="checkbox"/> No obj. <input type="checkbox"/> |
| File Number:<br>TM/202/K   | Obs. <del>INITIAL/FULL</del>       | Transportation officer:<br>SP   |
| Other Information:   |                                    | D.C. officer:<br>NS   |

**Comments:**

I have previously made comments on this application dated 23-2-93 and provided evidence at the UDP inquiry against objections to the Council's policy to extend the Control Parking Zone to the North of the Brough. His main concern with regard to this was the effect on his business operations from controlled parking.

CPZ installation has been deferred whilst further consultation takes place but the intention to progress is still with the Council.

At the UDP inquiry much discussion took place concerning this site. He insisted that parking provision could be met under BI(c) use.

However I have the following comments to make. Council Standards would still require 1 space/750m<sup>2</sup> or 5(or 6) spaces. Adding in some flexibility to meet Mr Gray's concerns, I

am willing to accept 1 space per unit if a maximum no of units is specified which the Planning Dept is happy with. I understand some residential is also required, this again would raise the parking provision.

However none of this is clear from the illustrative plans. Further my points ii) to vi) have not been addressed.

Therefore the objection still stands. (I suggest a meeting is arranged to address the above points.

*Edul*



# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

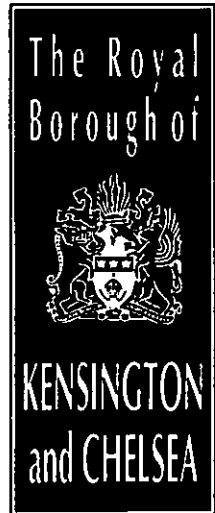
Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

Messrs. Jones Lang Wootton,  
22 Hanover Square,  
London,  
W1A 2BN.

Telephone: 071-937 5464  
Extension: 2078

Facsimile: 071-376 1130

1 November 1993



My reference: **DPS/MJF/JLB** Your reference: **TP/DEM/jr** Please ask for: **M. French**

Dear Sirs,

**Town & Country Planning Act 1990**  
**196 - 208 Kensal Road, London, W.10.**

Further to your letter of 25th October regarding the possible Compulsory Purchase Order on the above site, I would confirm that the planning application which was submitted to my department has been in abeyance for some considerable time.

I am informed that the progression of this application has been delayed due to the non submission of further details which were requested by my officers. The scheme which is under consideration is one which I think can be supported in principle, subject to a number of outstanding matters being resolved. I am concerned regarding not only the height of the proposal, but also the amount of car parking which is proposed.

As you will be aware, the Council, having resolved to make a CPO, can delay issuing such an Order for a period of up to 5 years. Whilst I would not be prepared to recommend such a course of action in this case, I can advise you that, should your client be prepared to enter into a legal agreement with the Council which clearly defines the timescale for implementation of this development, then the Council may be prepared to put the CPO in abeyance. My first priority is to ensure that this site is developed as quickly as possible and in accordance with the Council's approved planning policies.

Yours faithfully,

**M.J. French**  
**Director of Planning Services**



Chartered Surveyors  
International Real Estate  
Consultants

Mr MJ French  
Department of Planning and Transportation  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

25 October 1993

Dear Mr French

196 - 208 Kensal Road, London W10

|                               |                     |                  |             |              |
|-------------------------------|---------------------|------------------|-------------|--------------|
| RECEIVED BY PLANNING SERVICES |                     |                  |             |              |
| DC<br>1                       | DC<br>6             | DC<br>8          | E           | AO<br>ACK    |
| On 26 OCT 1993                |                     |                  |             |              |
| EXEC<br>DIR                   | PLANNING<br>Officer | TP/DEM/j         | ENV<br>PLAN |              |
| APPEALS<br>OFFICER            | 10                  | FILES<br>OFFICER | FORWARD     | HEAD         |
| Direct Line                   |                     |                  |             | 071-306-1896 |

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

|                    |            |              |      |    |
|--------------------|------------|--------------|------|----|
| RECEIVED           | Direct Fax | 071-457-3949 |      |    |
| 41.                |            |              |      |    |
| APPEALS<br>OFFICER | 10         | OFFICER      | PLAN | DC |

We write on behalf of Mr S B Gray, the owner of the above site, who is surprised and concerned by the recent letter from Legal Services Department (dated 7th October 1993) proposing a Compulsory Purchase Order on the above site. As you are aware, a planning application for redevelopment of the site is currently with your Department and, in light of this, Mr Gray is extremely concerned about the implications of a possible CPO.

The planning application, for redevelopment for Business (Class B1) purposes was submitted on 9th October 1992. The development is a proposed second phase for the adjacent Canalot Production Studios providing further space for media related activities. Canalot itself is a very successful venture currently employing some 350 people.

Following the internal consultation process, which we understand was delayed because of the UDP Inquiry, a meeting was held with the case officer to discuss the proposals on 25th February, at which amendments to the scheme were discussed. Revised proposals are currently being prepared incorporating residential use into the development in the form of Living/Work Space to be occupied by people involved with the media related activities at Canalot. These revisions have been welcomed by the case officer and revised plans have recently been submitted to the Council as an amendment to the original application. It is hoped that a decision by your Committee will be made by the end of this year.

Bearing in mind the success of the Canalot project, and the need to develop this vacant site in the context of the various regeneration initiatives in North Kensington, Mr Gray is confident that the proposed development project will be successful and make a positive contribution to the local economy. In addition, it will provide an extension to the a highly successful regeneration of this area which has received a great deal of Council support in the past. We will be grateful therefore if

you would confirm that the Council will not proceed with the threatened action, thus allowing Mr Gray to proceed with the proposals to develop the site.

We look forward to your response.

Yours sincerely

*Jones Lang Wootton*

**Jones Lang Wootton**

cc: David Walker, Department of Legal Services



Chartered Surveyors  
International Real Estate  
Consultants

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

The Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NX

18th October 1993

For the attention of Nancy Stevenson

Dear Sir

Your Ref.

Our Ref.

TP/DEM/jr

Direct Line

071-306-1896

|                         |              |              |         |         |
|-------------------------|--------------|--------------|---------|---------|
| RECEIVED BY PLANNING    |              |              |         |         |
| Direct Fax 071-457-3949 |              |              |         |         |
| DC N                    | DC C         | DC S         | E       | AO ACK  |
| On                      | 18 OCT 1993  |              |         | 67      |
| EXEC DIR                | PL. SERVIC 3 | FEES OFFICER | FORWARD | HEAD DC |
| APPEALS OFFICER         | 10           |              |         |         |

196 - 208 Kensal Road, London W10

Planning Application Reference No. DPS/DCN/TP/92/1678

On behalf of our client, Mr SB Gray, please find enclosed four copies of revised drawings to accompany the planning application for the redevelopment of the site of 196-208 Kensal Road, London W10, submitted on 9th October 1992. The revised drawings which are for illustrative purposes only are as follows:

- SK 104C Ground Floor Plan
- SK 106C First Floor Plan
- SK 107C Second Floor Plan
- SK 108C Third Floor (Roof) Plan
- SK 103C Illustrative Cross Section
- SK 105C North Elevation to Canal
- SK 102C South Elevation to Kensal Road
- SK 101C Parking Layout (Basement)

*NS  
Gray of Plans to  
IO please*

A schedule of approximate floor areas is also attached.

The revised proposals, which have been discussed with planning officers, provide combined business and residential use within the building in the form of 'living/working' space. The proposed building itself, in terms of design, scale and appearance has not changed significantly from the illustrative drawings which were submitted with the original outline application, other than in those areas where officers have requested changes. We request that the description of development in part 2(c) of the application form is amended as follows:

**"Redevelopment to provide living/workspace units with restaurant and viewing theatre at ground floor level"**

The amended proposal, as illustrated in the enclosed plans, includes the provision of 35 units which can be used to provide both living and working space. The majority of units are designed to be constructed on two levels with a mezzanine floor in order to allow occupiers to work from home. The development is proposed to be a second phase of the adjacent Canalot Production Studios, providing a new dimension to this already highly successful venture. Small businesses in the media sector have indicated that the provision of living/working space will allow greater flexibility in working practices and will usefully meet a demand which exists at present for this type of facility in this area.

We consider that the revised proposal will help meet the Council's objectives to increase the supply of housing in the Borough and to provide for a range of housing types. It is also in accordance with policies E21, E22 and E32 of the UDP Deposit Draft which encourage small business development in the Kensal Road area. In addition, the provision of combined living/working space will reduce the requirement to commute, reducing pressure on the local road network.

Total gross floorspace proposed on the site is 41,657 sq ft (compared to 41,225 sq ft on the original outline application) and 39 car parking spaces are provided which meets the current UDP requirements for one space per residential unit plus 10% for visitor parking.

We consider that such an innovative development will provide major benefits to the local economy in the form of encouraging small business development and at the same time providing residential accommodation. If you require any further clarification please do not hesitate to contact Diane May or Jim Ramsay of this firm.

Yours faithfully



Jones Lang Wootton



X/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

|                                |                                   |           |           |   |
|--------------------------------|-----------------------------------|-----------|-----------|---|
| Address<br>196/208 Kensal Road | Appl. No.<br>92/1678/NS (Revised) | L.B.<br>— | C.A.<br>— | N <input checked="" type="checkbox"/><br>C<br>S |
| Description<br>Redevelopment.  | Code                              |           |           |   |

This proposal is still one story too high —  
no further comment necessary at this stage.

DMJ 27/10/93.

Phone message. 7/5/93.

1) Spoke to Jim Ramsay - they will be amending the scheme to include a residential element.

2) opening the development to casual public use

3) Rounding level access.

However issues regarding height of building & transport <sup>policy</sup> have not been resolved - requested additional info.

~~#~~

Expecting revised drawings Bawley soon!

Naray.

Rang 7/7/93

To chase application program. Nothing from Bennie Green to date.

SUBJECT-SITE 196-208 Kensal Road W10

FILE REFERENCE:

R.B.K. & C. Planning Service.

# NOTES OF MEETING

DATE: 25/2/93

NAMES OF PERSONS ATTENDING:

Diana May,  
Jim Ramsay.

OFFICERS:

Nancy Stevenson

MATTERS DISCUSSED:

## Canalot II - Outline Permission.

USE : NS advised  
1) would like to see retention of residential (craft homes)  
2) cafe/bar or retail facility for use of public should be provided at ground floor level. (Public Access)

DM replied. Residential would not be acceptable to client but cafe/bar may be acceptable. Will speak to client & advise us.

ACCESS NS advised  
1) Level access required into and within the building.  
2) Brick wall to canal should be removed & building should be more open & accessible to the public. (open public landscaped area) => with direct access to public facility. DM will check with client but likely to be acceptable.

Size of Units  
NS advise - we need more information regarding the size & number of units. DM respond that Mr Grey would require some flexibility but could agree overall no of units & no of units under 140m<sup>2</sup>.

Height & Bulk :- should lose 1 storey - We could not agree on height of adjoining building. Advised that should lose top storey - They say they will pull it back from canal - we will wait for drawings so we can agree.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:



SUBJECT-SITE 196-208 Kensal Road W10

FILE REFERENCE:

R.B.K. & C. Planning Service.

# NOTES OF MEETING

DATE: 25/2/93

NAMES OF PERSONS ATTENDING:

Continued

OFFICERS:

## Traffic + Parking

MATTERS DISCUSSED:

1) \* 38 car parking spaces is excessive in relation to this site & transport advice indicates that it should be reduced to 5 or 6.

\* If they wish to provide more than 5 or 6 they will have to show their special circumstances.

2) Need to create 19 racks (cycle parking provision).

3) Refuse details required.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

# RBK&C TRANSPORTATION COMMENTS

|  |                                     |   |           |         |
|--|-------------------------------------|---|-----------|---------|
| T.P. Number:<br>92/1678  | Address:<br>196-208 Kensal Road W10 | Date of obs.<br>23-2-93   |           |         |
| Development:<br>Redevelopment for Business Use + Car Parking<br>for 38 Cars in the Basement. |                                     | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Obj.<br/>✓</td> <td style="width: 50%;">No obj.</td> </tr> </table> | Obj.<br>✓ | No obj. |
| Obj.<br>✓  | No obj.                             |   |           |         |
| File Number:<br>TM/202/K   | Obs.<br>INITIAL/FULL                | Transportation officer:<br>SP   |           |         |
| Other Information:   |                                     | D.C. officer:<br>NS   |           |         |

**Comments:**

The proposal is for a business development of some 3834m<sup>2</sup> which will be leased as units; the numbers of units being not known at present. The proposal includes 38 car parking spaces Kensal Road and the application itself is in that part of the Borough which is not currently controlled by parking; there are no on-street parking restrictions. Kensal Road is classified as a District Road within the adopted District Plan and within the Unitary Development Plan currently at Inquiry.

There is some parking stress on-street within the area though this is typical of the Borough rather than indicative of the uncontrolled nature of the area. There is a bus service along Kensal Road at a frequency of 4 buses/hour which Services Ladbroke Grove and Central London. Public Transport accessibility within the area is not good though Kensal Road is not within the lowest classification of poor Public Transport Accessibility.

One of the General Policies (Part I Policies) and Reasoned Justification with the U.D.P. is a recognition that traffic has an adverse effect on the environment and that the Council will generally support measures aimed at restraining the growth in traffic levels and



the control of parking. This is reflecting in STRAT 21 which seeks the reduction of non essential traffic movement within the Metropolitan Area. Further, Objective (B) of the Local Policies is "To reduce levels of non-essential road traffic, thus allowing better access and movement for essential traffic."

Policy TR43 indicates the Councils policy to extend the control of on-street parking over the whole of the Borough; an intention which is still relevant. A number of reports to P+C committee and Highways and Traffic Committee have indicated progress to date. The project has been delayed to enable more detailed on-street surveys to be taken and to mount a public consultation exercise and because the general feeling is that any implementation of the new Controlled Area would be better once the Councils own enforcement team was up and running. This is likely to be during mid to late 1994. Whilst the details of parking control are to be finalised, the principle remains; Not to provide parking for non-essential trips and a commitment to traffic restraint. Because of the nature of North Kensington, the Borough is willing to relax its parking standards to 1 space per  $75m^2$  as set out in the Standards part of the U.D.P (para 5.2.5) if special circumstances can be shown.

The development as it stands needs to address a number of points.

- i) The parking provision of 38 spaces far outweighs the Councils standards though I accept it would be nice to have.

The council at 1 space per  $7.5m^2$  would accept 5 (or 6) spaces. Visitors would have to use either Public Transport or available on-street supply which will be regulated under controlled parking. I do not therefore accept an agreement that such a provision would add to parking stress in a controlled environment.

The Journey to Work Trip is not catered for in this standard. I would however be willing to listen to a case for one space per unit if no of units were finalised and special circumstances could be shown.

- ii) Cycle parking + provision needs to be incorporated into the scheme; a total of 19 racks would meet Council Standards.
- iii) Disabled access from the footway to be addressed.
- iv) Pedestrian access from the Canal front - to be addressed.
- v) Refuse collection. where is it.
- vi) Servicing is included in the parking standards.

In Conclusion, not much to recommend the scheme at present; Traffic objections as the scheme stands.

JMP

Canalot Phase 2.

SUBJECT-SITE 196-208 Kensal Road W10

TP 92/1678.  
FILE REFERENCE:

R.B.K. & C. Planning Service.

# NOTES OF SITE VISIT

DATE: 14.1.93

NAMES OF PERSONS ATTENDING:

→ NANCY STEVENSON

OFFICERS:

The buildings to the <sup>South</sup> North of the site comprise 3 storeys (ground floor shops with 2 storeys residential above). These buildings lie on the opposite side of the Canal.

MATTERS DISCUSSED:

The existing canalot building is 4 storeys (some parts 2 storey) and has an atrium which opens onto the canal (but does not afford access).

The building to the ~~East~~ East of the site is 4 storeys (1970's) → as is the new development further to the east (4 storeys by canal 2 & 3 storeys on Kensal Rise).

The existing buildings on the site are part 1 storey and part derelict 3 storey with a yard in the centre.

The south of the site comprises an open area which is part grassed part tarmac.

Nancy.

PS. There does not appear to be an existing basement

Advice to applicant:

- 5th Floor not acceptable.
- Canopy unlikely to be acceptable

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:



**Royal Borough of Kensington and Chelsea  
Directorate of Planning Services - Policy Observations**

|                                 |   |  |                         |
|---------------------------------|---|--|-------------------------|
| T.P. Number<br>92/1678          | Address 196 - 208, KENSAL ROAD,<br>W10.   | Date Received<br>8.1.93                    | Date of Obs.<br>21.1.93 |
| District Plan<br>Paras/Policies |   | Obj.<br>✓                                  | No Obj.                 |
| UDP<br>Paras/Policies           | Development Redevelopment for business<br>(Class B1) purposes, by the erection of a<br>part 3, part 4 and part 5 storey<br>building with car parking for 38 cars<br>in the basement. (OUTLINE APPLICATION). | For proposals involving residential uses:- |                         |
|                                 |   | HMO?<br>—                                  | No. of Dwelling Units   |
|                                 |   |  | Existing<br>6-12        |
|                                 |   | D.C. Officer<br>NS                         | Policy Officer<br>TC    |

Comments: Lawful use of the first and second floors is residential. Consequently, this means the proposal involves the loss of residential accommodation.

HOUSING. The D. Plan, para. 3.3.1 states that:

"policies for the protection of permanent residential accommodation and the amenity of residential areas take first priority."

Also, para. 5.4.4 states:

"The Council will not normally permit change from residential to any other use."

The U.D.P., Housing Chapter, contains policy H1 which states: "To resist the loss of permanent residential accommodation in all but the most exceptional circumstances."

ANALYSIS. According to L.V.S. records, much of the site has been vacant and derelict for many years.

In 1984, planning permission was granted for the erection of 12 light industrial units on the site.

The site is located within a Specified Industrial Area, (D. Plan, para. 12.4.3, and Proposals Map), as updated by the U.D.P., Offices and Industry Chapter, paras. 4.12-4.17 and Proposals Map, which designates the site as being within the Kensal Small Business Area. Policy E32 of the U.D.P. is: "To encourage small business



Address

196 - 208, KENSAL ROAD, W10.

developments in the south west Chelsea and Kensal small business areas."

The U.D.P., Offices and Industry Chapter, contains policies E22, E24, and E30 which all relate to the development proposal.

The area in which the application site lies is quite mixed, with residential, business, and community uses being present. The application site is within the designated "City Challenge" area for this Borough.

The development proposal involves the loss of some residential accommodation (albeit vacant and derelict currently), which as already indicated, is contrary to Council policy.

An opportunity exists here for a scheme to include some residential accommodation within it (preferably, some being "affordable": see U.D.P., Housing Chapter, policy H24), which would accord with the Council's aim of promoting the provision of residential accommodation.

Also, a scheme that provided an element of retail / cafe uses, with access to the public made available, (from both the street and canal frontages preferably), would be welcomed. [This relates to the previous use of the site's ground-floor level being predominantly retail].

This more "open" site configuration would encourage pedestrian movement around, and within it, and link-in the canal and its towpath as being a viable feature in the locality, as regards its leisure and recreation potential (see U.D.P., Leisure and Recreation Chapter, policies LR20, LR22).

Class B1 business use of part of the site is





Address

196 - 208, KENSAL ROAD, W10.

appropriate. However, this would need to be in unit sizes of  $< 465m^2$ , and consist of a range of sizes - some being  $< 140m^2$ , (see U.D.P., Offices and Industry Chapter, policies E32, E22, E24). Also, a number of the units should be capable of use for light-industrial purposes (see "office" policies referred to above, and also, U.D.P., Planning Standards and Controls Chapter, policy E27).

Provision should be made in any scheme for ease of access into and within buildings for people with special mobility needs (U.D.P., policy E8).

CONCLUSION. An amended scheme that incorporates the above elements is required.

T.C.

OBJECTION.

SD 11.2.93



NS

This matter is being dealt with by:  
Richard Summers

Department of Planning  
and Transportation

My reference:

Your reference:

Westminster City Hall  
64 Victoria Street London SW1E 6QP

PT/TP/6172

Director: **Sydney F. Sporle**  
Fax. No: 071-798 3124

Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Horton Street  
London W8 7NX

Tel. No: 071-798 2979  
Date:

22 DEC 1992

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has now considered the proposals described below and has decided to RAISE NO OBJECTION

SCHEDULE

Date of consultation: 9.10.92 Date Rec'd: 3.11.92

Registered No: 926965

Plan Nos: SK 101, 102, 103A, 104 all within A3-size 'illustrative proposals' brochure

Address: 196-208 Kensal Road, London W10

Details of Proposal: Redevelopment for business (B1) purposes; the erection of a part 3/part 4/ part 5-storey building with 38 car parking spaces

Informative:

It is considered that in order to support the vitality of the canal, enable ground level surveillance of this section of the towpath and improve the overall appearance of the development as viewed from the canal, the final scheme should enable, at least, controlled pedestrian access from the site for the occupiers and provide visual links between the site and the canal at ground level. This should be possible whilst retaining the existing boundary wall and indeed the latter might be provided by opening up the former windows and inserting grilles.

Yours faithfully

  
DIRECTOR OF PLANNING AND TRANSPORTATION

| RECEIVED BY PLANNING SERVICES |                                  |                  |                 |             |
|-------------------------------|----------------------------------|------------------|-----------------|-------------|
| DC<br>A                       | DC<br>C                          | DC<br>S          | E               | AO<br>ACR   |
| On 08 JAN 1993 (48)           |                                  |                  |                 |             |
| EXEC<br>DIR                   | DIRECTOR<br>PLANNING<br>SERVICES | HEAVENS          | AMB             | ENV<br>PLAN |
| APPEALS<br>OFFICER            | 10                               | FEEES<br>OFFICER | FORWARD<br>PLAN | HEAD<br>DC  |

p669:12017/rcs/0

**Chartered Surveyors  
International Real Estate  
Consultants**

**Telex: 23858  
Fax: 071-408 0220  
071-409 3440**

Nancy Stevenson  
Planning and Conservation Department  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

Your Ref.

Our Ref. TP/DEM/jr

Direct Line

Direct Fax. 071-457-3949

14th December 1992

Dear Ms Stevenson

**196-208 Kensal Road, W10 - Application Reference DPS/DCN/TP/92/1678**

Further to our telephone conversation of 10th December 1992, I understand that the above application, completed on 15th October 1992, is now awaiting comments resulting from the internal consultation process, particularly from your policy and design colleagues. I am concerned about the elapse of time since the application was submitted and I would be grateful if you would contact me when the consultation process is complete in order that I can keep my client informed of progress.

It will also be helpful if you would provide me with an indication as to when this application will be considered by your Committee.

I look forward to hearing from you.

Yours sincerely



**Jim Ramsay  
Town Planning**

c.c. SB Gray

| RECEIVED BY PLANNING SERVICES |                                    |                  |                 |             |
|-------------------------------|------------------------------------|------------------|-----------------|-------------|
| DC<br>M                       | DC<br>C                            | DC<br>S          | E               | AD<br>ACK   |
| On                            |                                    | 15 DEC 1992      |                 | <i>ra</i>   |
| EXEC<br>DIR                   | DIR. CLERK<br>PLANNING<br>SERVICES | RECORDS          | AND             | ENV<br>PLAN |
| APPEALS<br>OFFICER            | 10                                 | FEE'S<br>OFFICER | FORWARD<br>PLAN | HEAD<br>DC  |



**British Waterways**

Regional Manager, South East  
Peter Coyne

Our Ref: LKC/92/104/LON/JMC/MF  
Your Ref: DPS/DCN/NS/TP/92/1678

9 December, 1992

M.J. French  
Director of Planning Services,  
Royal Borough of Kensington & Chelsea,  
The Town Hall,  
Hornton Street,  
London W8.7NX.

*S.A.  
15/12*

|                               |                                  |                 |                 |             |
|-------------------------------|----------------------------------|-----------------|-----------------|-------------|
| RECEIVED BY PLANNING SERVICES |                                  |                 |                 |             |
| DC<br>N                       | DC<br>C                          | DC<br>S         | E               | AO<br>ACK   |
| On 15 DEC 1992 45             |                                  |                 |                 |             |
| EXEC<br>DIR                   | Director<br>PLANNING<br>SERVICES | RECORDS         | ArtD            | ENV<br>PLAN |
| APPEALS<br>OFFICER            | 10                               | FEES<br>OFFICER | FORWARD<br>PLAN | HEAD<br>DC  |

Dear Sirs,

196-208 KENSAL ROAD, LONDON W10

I refer to your letter dated 28th October 1992 and thank you for giving British Waterways the opportunity to comment. As your letter was addressed to our former Head Office, which we left some three years ago, I'm afraid there has been a delay in replying for which I apologise. I would therefore ask you to amend your records accordingly.

I note that the application is in outline, but feel that it would be helpful to raise a number of issues relating to the illustrative sketches attached to the application. Firstly, I am greatly concerned that, although situated right next to the canal, the building hides from it behind a brick wall. As this faces north, it would create a sheltered shadowy courtyard.

In view of its apparent desire to front onto the canal, I consider that the wall should be removed and a public hard-landscaped area created, thus fulfilling the intention outlined in the third paragraph in the Outline Proposals.

In order to make a more realistic transition between the three and five storey buildings to either side, I suggest that the proposal should be reduced to a four storey building. Alternatively, the fifth storey could be set back from the canal to reduce its apparent bulk, in the same way as is being proposed on the Kensal Road frontage.

British Waterways  
Brindley House  
Corner Hall  
Lawn Lane  
Hemel Hempstead  
Hertfordshire  
HP3 9YT

Telephone  
Hemel Hempstead  
0442 235400  
Fax  
0442 234932

I would also wish to comment on the proposed materials at the appropriate stage.

Turning to engineering matters, the canal is already at capacity at this location and cannot therefore accept any increase in surface water discharge beyond that already permitted.

The applicant must also ensure that all foundation works/excavations are properly designed so as to ensure there is no instability or leakage in the waterway.

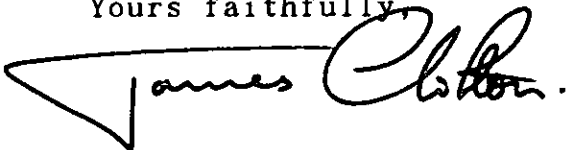
British Waterways will be pleased to accept a contribution towards environmental improvements along this length of the canal, perhaps the Council will be kind enough to approach the applicant regarding such an environmental gain.

In view of the sensitivity on any proposal in this location, I would welcome the opportunity to meet the architect to discuss the proposal in greater detail.

I would be pleased to receive a copy of your Decision Notice in due course.

I am sending a copy of this letter to the agent.

Yours faithfully,

A handwritten signature in black ink that reads "James Clifton". The signature is written in a cursive style with a large, sweeping initial "J".

JAMES M. CLIFTON,  
Environmental Planner

cc: Mr. S.B. Gray,  
Canalot Production Studios,  
222 Kensal Road,  
London W10.

# FIRST Effect

M J French  
Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES  
NOV 13 1992  
EXC  
APPROVALS OFFICER  
ENVY PLAN  
HEAD DC

2 November 1992

S.A.  
9/11

Dear Sir,

Re: **OUTLINE APPLICATION 196-208 Kensal Road, W10**  
Your Ref: **DPS/DCN/NS/TP/92/1678**

Further to your invitation to comment on the above Planning Application, I wish to make the following points:

- 1) Without information as to the number of office units to be accommodated within the proposed building and type of business undertaken therein, it is impossible to estimate the extent and impact of increased traffic in the area. My immediate response is that 38 car parking spaces in a basement would be totally inadequate and that, therefore, this application has the potential to exacerbate the considerable congestion that already exists in Kensal Road during the week. Furthermore, unless the proposals included some purpose built loading bay area to which access was gained off Kensal Road itself, the congestion problems would be even greater.
- 2) Leading on from 1), if the application is granted and the increase in congestion occurs, it would seem to me almost inevitable that the Council will be left no alternative other than to introduce the parking restrictions that are already under public discussion. As I have already stated publicly to the landlord's management of this building, the services we supply to our clients are made more attractive by the fact that they are able to park somewhere in the immediate vicinity free of charge, often for many hours a day. If residents' permit or meter/ticket parking is subsequently introduced, it will seriously jeopardise the marketability of our operations. Bearing in mind that the landlord of this building and the proposed, adjoining site are one and the same, I consider that a certain lack of regard for his existing tenants is in evidence in this matter.
- 3) I can see little benefit to the surrounding area or local community by the erection of another office development, other than the removal of the existing dereliction which is a complete eyesore.

Yours faithfully,

*P. A. Bennell*

Pauline Bennell  
Company Director



# Royal National Institute for the Blind

Housing Service  
RNIB Garrow House  
190 Kensal Road, London W10 5BT  
Telephone 081-969 2380

11 November 1992

your ref: DPS/DCN/NS/TP/92/1678

M.J. French  
Director of Planning Services  
RB of Kensington & Chelsea  
Planning & Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

|                               |                   |          |          |
|-------------------------------|-------------------|----------|----------|
| RECEIVED BY PLANNING SERVICES |                   |          |          |
| DC                            | DC                | DC       | DC       |
| 1                             | 2                 | 3        | 4        |
| On 17 NOV 1992                |                   |          |          |
| EXEC DIR                      | PLANNING SERVICES | PLANNING | PLANNING |
| APPEALS OFFICER               | 10                | PLANNING | PLANNING |

*S.K.  
18/11/92*

Dear Mr French,

PLANNING APPLICATION - 196-208 KENSAL ROAD, W10

In response to your notification of a planning application dated 30 October I would like to register my strongest opposition to the plans.

The dwellings presently at this address (now derelict and unsafe) were all housing over shops. They therefore provided accommodation to families as well as employment through small business enterprises. To erect a "pyramid" of offices in this space would be criminal and a waste of money. (How long must we witness empty business property before notice is taken.

There is currently a housing shortage and to leave buildings empty and roofless for such a long time that they become dangerous does not go unnoticed. I will be contacting the Environmental Health Officer to have a look at the property.

Meanwhile I would like it registered that if anything is to be built on this site, it must be housing. Under no circumstances would I give permission for a business designation to be granted to a site that was formerly residential and, in view of the current housing situation, should remain so.

Yours sincerely,

David Bryden  
Senior Housing Officer.

*Mark Ellis,  
Christine Petch.*



PATRONS: Her Majesty the Queen, Her Majesty Queen Elizabeth the Queen Mother  
PRESIDENT: His Grace the Duke of Westminster DL  
CHAIRMAN: John A Wall MA (Oxon)  
VICE CHAIRMAN: Colin M Low MA  
HON FINANCIAL ADVISER: The Rt Hon the Lord Catto  
HON TREASURERS: A F Morton, Jack A Dunn FCIB  
DIRECTOR GENERAL: Ian Bruce BSocSc FBIM  
DIRECTOR OF FINANCE AND ADMINISTRATION: B T Gifford ACIS

# NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

(f) for development defined as "major" development.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd Floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Fridays;

For applications in the Chelsea area: The information Office, Chelsea Old Town Hall, Tel. 071-352-1856.

For postal areas W10, W11, and W2: The Advisory Service Office, The Information and Aid Centre, 140 Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove Tube Station), Tel. 071-969-2433

Anyone who wishes to make representations about this application should write to the Director of Planning Services at the Town Hall (Department 705) within 21 days of the date of this notice.

## SCHEDULE

Reference: TP/92/1678/NS

Date: 03/11/92

196-208 KENSAL ROAD,  
W.10

✓  
6.11

Redevelopment for business (Class B1) purposes, by the erection of a part 3, part 4 and part 5 storey building with car parking for 38 cars in the basement. OUTLINE APPLICATION

APPLICANT Mr. S.B. Gray,





✓x

# RBKC District Plan Observations CONSERVATION AND DESIGN

|             |                       |           |            |      |   |      |   |               |
|-------------|-----------------------|-----------|------------|------|---|------|---|---------------|
| Address     | 196 - 208 KENSAL RD   | Appl. No. | 92/1678 NS | L.B. | - | C.A. | - | (N)<br>C<br>S |
| Description | outline redevelopment | Code      |            | N    | D |      |   |               |

PRINCIPLE Generally OK, subject to the following:

- ① The existing buildings are typical of the late Victorian period, with a very high standard of detailing. They relate well to the existing canalot warehouse conversion and if restored they could make a considerable contribution to the townscape, reinforcing the character of the area. It would be regrettable if any new development was not at least ~~that~~ of equal architectural quality, and the standard set by these buildings should be borne in mind even after it has been demolished.
- ② The size of the building proposed seems too great for the site, as the sketches indicate that it would not be possible to ~~contain~~ this volume within the scale of the surrounding townscape. To the Kensal Road elevation the site is exposed to long views. The top two floors not shown in the sketch (presumably because they are recessed) would be highly visible, towering over the adjoining warehouse and ~~to~~ a lesser extent over the RNIB Hostel. To the rear the scale is greater and some additional bulk may be acceptable.

## RECOMMENDATION

No objection to a development in principle, provided that the outline consent does not commit us to a development of such a high ~~volume~~ above ground level, nor to the design detail or massing proposed here,

JT. 23/12/02.

1st draft.

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS



**COUNCIL NOTIFICATION OF DEVELOPMENT**  
**THE OCCUPIER**  
**FILE COPY**

Telephone: 071-937 5464

Extension: 2079/2080

Facsimile: 071-376 1130

Date: 30/10/92

My reference:

Your reference:

Please ask for: Town Planning Information Office

DPS/DCN/NS/TP/92/1678

## **THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION / LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY**

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

### **Address of application property**

196-208 KENSAL ROAD,  
W.10

### **Proposal for which permission is sought**

Redevelopment for business (Class B1) purposes, by the erection of a part 3, part 4 and part 5 storey building with car parking for 38 cars in the basement.

OUTLINE APPLICATION

**NOTE: YOU ARE NOW ASKED TO RESPOND WITHIN 21 DAYS , NOT 14 DAYS AS STATED OVERLEAF.**

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Director of Planning Services

## TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 14 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

### WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 071-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbrooke Grove, W10 (under Westway, opposite Ladbrooke Grove tube station.) Tel. 081-969 2433

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

**Please note:** In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.

---

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

---

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Chief Superintendent,  
Notting Hill Traffic/Architectural Liaison,  
Ladbroke Road,  
London, W.11

Telephone: 071-937 5464

Extension:

Facsimile: ~~071-376 1130~~ 2082

Date: 28/10/92

---

My reference:

Your reference:

Please ask for:

DPS/DCN/NS/TP/92/1678

Dear Sir (Madam),

TOWN AND COUNTRY PLANNING ACT, 1990

196-208 KENSAL ROAD,  
W.10

I enclose a copy of an application (with relevant drawings) and should be pleased to receive your observations on these proposals in due course.

It is hoped to present this application to the Town Planning Committee prior to 10/12/92 .

Yours faithfully,

**M.J. FRENCH**

Director of Planning Services.



---

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THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

---

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

---

James M. Clifton, Architect  
Planner, British Waterway Board,  
Melbury House, Melbury Terrace,  
London, N.W.1 6JX

Telephone: 071-937 5464

Extension:

Facsimile: ~~071-376~~ 1130

Date: 28/10/92

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THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

---

Executive Director Miss C M DENT BSc M Phil FRICS FRTPi

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Department of Architecture and Planning,  
City of Westminster,  
P.O. Box 240, Westminster City Hall,  
Victoria Street, LONDON S.W.1E 6QP

Telephone: 071-937 5464

Extension:

Facsimile: ~~071-576~~ 1130

Date: 28/10/92

---

My reference:

Your reference:

Please ask for:

DPS/DCN/NS/TP/92/1678

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Yours faithfully,

**M.J. FRENCH**

Director of Planning Services.



MEMORANDUM

From: DIRECTOR OF PLANNING  
SERVICES

To: THE TOWN CLERK AND  
CHIEF EXECUTIVE

My Ref: TP/92/1678/NS  
Room No. 322

Your Ref: Attention S. J. Thomson  
Room No. 201

P.A.X.No. 2082

Date: 28/10/92

DEVELOPMENT

196-208 KENSAL ROAD, W.10

Redevelopment for business (Class B1) purposes, by the erection of a part 3, part 4 and part 5 storey building with car parking for 38 cars in the basement. OUTLINE APPLICATION

Would you please advertise the above development under:-

6. Town and Country Planning (GENERAL DEVELOPMENT ORDER 1988 AS AMENDED) ("Major" development)

**M.J. FRENCH**  
DIRECTOR OF PLANNING SERVICES

Q



021678

7/1  
PK

B

# The Royal Borough of Kensington and Chelsea

## Development Control Technical Information

Address: 196-208 KENSAL ROAD W.10

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### Comp Index Data:

| Conserv. Area | HB | CPO | TPO | Specif. Ind. Area | CSF | LSC No. | PSC | Unsuit. Dip. Use | Area: Local Interest | Area: Local Character | Met. Open Land | ART IV |
|---------------|----|-----|-----|-------------------|-----|---------|-----|------------------|----------------------|-----------------------|----------------|--------|
|               |    |     |     | ✓                 |     |         |     |                  |                      |                       |                |        |

es.

|                          |
|--------------------------|
| Density                  |
| Site Area                |
| Habitable rooms proposed |
| Proposed density         |

|                     |     |
|---------------------|-----|
| Plot Ratio          |     |
| Site Area           |     |
| Zoned Ratio         | 2:1 |
| Floor area proposed |     |
| Proposed Plot Ratio |     |

Daylighting

Complies / Infringes

Car Parking:

Spaces required:

Spaces provided:



NUMBER/NAME OF PROPERTY

ADDRESS

TP. ARCHIVE NO.

196-208

KENSAL ROAD

W.10. 7974

SEE ALSO INDIVIDUAL NOS of 196/206

| APPLICATION NUMBER | DATE OF APPLICATION RECEIPT | BRIEF DESCRIPTION OF PROPOSAL   | DECISION AND DATE   | CONTROL OF ADVERTS & HISTORY NO. |
|--------------------|-----------------------------|---|---------------------|----------------------------------|
| 79/1350            | 10.10.79<br>(Revised 2.80)  | The redevelopment, to provide 3 floors to be used for light industrial purposes with ancillary offices. Sub. No. 79/1350 + 1350A, applicants disc. No. 50/2490/1 = 2A | CON 19.3.80         |                                  |
| 83/1042            | 11.7.83                     | Reimbursement of the existing LIA industrial building & the erection of 24, all bedroom flats. Sub. disc. 1983/1042. LIA disc. no. 950/2.                             | Ref. 13.9.83        |                                  |
| 83/1446            | 6.9.83                      | Mod. of p. redevelopment scheme. 79/1350 to provide 1 unit to be used for L.I. & film/photographic studio with ancillary offices & staff quarters                     | WON BY APP 26.11.83 |                                  |

CROSS REFERENCE

P.T.O.

OFFICES



99/693

| APPLICATION NUMBER | DATE OF APPLICATION /RECEIPT | BRIEF DESCRIPTION OF PROPOSAL  | DECISION AND DATE  | CONTROL OF ADVERTS & HISTORY NO. |
|--------------------|------------------------------|--|--------------------|----------------------------------|
| 84/1346            | 4.7.84<br>(Revised 28.3.84)  | Section of 12 light industrial units and a pavement crossover. Sub. disc. 84/1346. your disc nos. SK/2412 & 3  | CON 28.9.84        |                                  |
| ///                |                              | T & CPA LPTI Section 52 agreement - nos. 196-208 kensal rd.  | Sec. 52 23.8.84    |                                  |
| 85/11544           |                              |  |                    |                                  |
| 89/0400            | 3.2.89                       | REDEVELOPMENT FOR BUSINESS (CLASS B1) JURISDICTION INVOLVING ERECTION OF A NEW BUILDING IN THE FORM OF A PYRAMID COMPRISING AGREEMENT GROUND 7 FLOORS ABOVE FLOORS TO PROVIDE 3120 SQ METRE NET FLOORSPACE | WON BY APP. 2.7.90 |                                  |

CROSS REFERENCE

438

054

NUMBER OF PROPERTY

ADDRESS

TP. ARCHIVE NO.

208

KENSAL

ROAD W-10  
(A21) TT

| APPLICATION NUMBER | DATE OF APPLICATION/ RECEIPT | BRIEF DESCRIPTION OF PROPOSAL | DECISION AND DATE | CONTROL OF ADVERTS & HISTORICAL |
|--------------------|------------------------------|-------------------------------|-------------------|---------------------------------|
| 92<br>1678         |                              |                               |                   |                                 |
|                    |                              |                               |                   |                                 |
|                    |                              |                               |                   |                                 |

CROSS REFERENCE

OFFICES

C4/403

NUMBER/NAME OF PROPERTY

ADDRESS

*MINIAL KOH*

TP. ARCHIVE NO.

*196-206*

SEE ALSO INDIVIDUAL NOS. *196/208*

*H. 7974*

| APPLICATION NUMBER | DATE OF APPLICATION/RECEIPT | BRIEF DESCRIPTION OF PROPOSAL   | DECISION AND DATE   | CONTROL OF ADVERTS & HISTORY NO. |
|--------------------|-----------------------------|---|---------------------|----------------------------------|
|                    | <i>3/7/70</i>               | <i>The use of the sites for industrial and warehousing was in connection with the established deposit of land and existing building at 208.</i> | <i>COND 23/9/71</i> | <i>CA. 2562</i>                  |
|                    | <i>19/6/74</i>              | <i>The renewal of the outline permission dated 23/9/71</i>  | <i>REF 7/11/75</i>  |                                  |

CROSS REFERENCE

*Cont'd over*

OFFICES



04/403

| APPLICATION NUMBER | DATE OF APPLICATION/RECEIPT | BRIEF DESCRIPTION OF PROPOSAL   | DECISION AND DATE | CONTROL OF ADVERTS & HISTORY NO. |
|--------------------|-----------------------------|---|-------------------|----------------------------------|
| <i>76/397</i>      | <i>26 7 76</i>              | <i>To renew outline planning permission to use the sites for industrial and warehousing purposes.</i> | <i>15.12.77</i>   |                                  |

CROSS REFERENCE

*438*

*053*

Chartered Surveyors  
International Real Estate  
Consultants

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

1 921518

The Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NX

Your Ref.

Our Ref.

Direct Line

Direct Fax.

TP/DEM/jr

071-457-3949

9th October 1992

For the attention of Paul Kelsey

Dear Sir

196 - 208 Kensal Road, London W10

| RECEIVED BY PLANNING SERVICES |                             |                 |                 |             |
|-------------------------------|-----------------------------|-----------------|-----------------|-------------|
| DC<br>N                       | DC<br>C                     | DC<br>S         | E               | AO<br>ACK   |
| On 12 OCT 1992                |                             |                 |                 |             |
| EXEC<br>DIR                   | DIR<br>PLANNING<br>SERVICES |                 | and             | ENV<br>PLAN |
| APPEALS<br>OFFICER            | 10                          | FEES<br>OFFICER | FORWARD<br>PLAN | HEAD<br>DC  |

On behalf of our client, Mr SB Gray, please find enclosed four copies of a planning application for the redevelopment of the site of 196-208 Kensal Road, London W10, for business use, and a cheque for £220 to cover the application fee. The application is for outline planning permission with only siting and access to be determined at this stage. Illustrative material is enclosed to provide an indication of the form of the proposed development.

Our client is the owner of the site and the adjacent Canalot Production Studios. It is proposed that the new development provides a second phase for Canalot to provide further space for media related activities which have now become established in the area. Canalot itself has proved to be a highly successful venture, employing some 350 people, many of whom are locally based, in some 70 businesses. The new development is proposed to operate on the same basis as Canalot, with support services in terms of management, typing, telephone etc for the many small media related enterprises forming part of the project, as well as providing the benefit of economic interaction arising from proximity to similar activities. Flexibility in unit size is a key requirement to allow for the varying needs of media related businesses. Units are therefore proposed to range from 300 to 3,000 sq ft. The majority are expected to be in units of less than 1000 sqft.

The development site, which is currently occupied by disused and derelict buildings, is identified in the Deposit Draft of the Unitary Development Plan as being within the Kensal Small Business Area where new small business developments are encouraged because of their potential for stimulating enterprise and economic growth (UDP policy E32). The proposal is also in accordance with policies E21 and E22 which seek to encourage business use proposals to provide a range of unit sizes and the provision of premises for the start-up or expansion of small businesses. Canalot has already contributed significantly to the economic regeneration of North Kensington and the development of Phase II will contribute further to the revitalisation of the area.

The enclosed illustrative plans indicate the principles of development which are to be applied to the proposal, which have been established on the basis of extensive discussions with planning officers in connection with earlier proposals for the site. The proposed development totals some 27,700 sq ft net, and is compatible with the height, bulk and character of the surrounding area, in accordance with policy CD27 of the UDP. On the Kensal Road frontage the development provides continuity of the street frontage and completes the square around Park Gardens. A three storey frontage is proposed, with the fourth and fifth storeys significantly stepped back as indicated on drawing SK103A.

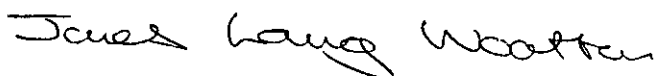
The rear elevation of the proposed development similarly respects the height of adjacent properties and has been stepped back to ensure that there are no adverse effects on sunlight and daylight to properties on the oppsite side of the canal. The enclosed illustration, SK100, indicates that there will no loss of sunlight/daylight to habitable rooms overlooking the north bank of the canal. The existing canal wall is proposed to be retained.

1 921618

Car parking and servicing for the development is provided at basement level with access from Kensal Road at the east end of the site. Some 38 parking spaces are proposed, the number which our client considers to be the minimum essential requirement for the operation of media related businesses in this location which is not well served by public transport.

We look forward to your early and favourable consideration of the proposals. If you require any further clarification or information please do not hesitate to contact Diane May or Jim Ramsay of this firm.

Yours faithfully



Jones Lang Wootton



**3. PARTICULARS OF APPLICATION**

- State whether this application is for
- (i) Outline planning permission  YES
- (ii) Full planning permission  NO
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO
- (iv) Consideration under Section 72: only (Industry)  NO

If Yes strike out any of the following which are not to be determined at this stage.

1 siting  
 2 ~~height~~  
 3 ~~landscaping~~ X  
 4 ~~external appearance~~  
 5 means of access

If Yes state the date and number of previous permission and identify the particular condition

Date ..... Number .....

The condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

- State:—
- (i) Present use of building(s)/land VACANT
- (ii) If vacant the last previous use and period of use with relevant dates.

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application**

SITE PLAN

**6. ADDITIONAL INFORMATION**

- State Yes or No
- (a) Is the application for non-residential development  YES If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals  NO If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  NO If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? )  
 (ii) How will foul sewage be dealt with? ) INTO EXISTING SYSTEM
- (e) Materials – Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
- (i) Walls ..... )  
 (ii) Roof ..... ) N/A  
 (iii) Means of enclosure ..... )

I/We hereby apply for (strike out whichever is inapplicable)

- (a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.
- OR
- ~~(b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

Signed Jones Lang Wootton on behalf of S B GRAY Date 9/10/92

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

**CERTIFICATE A**

Certificate under Section 27 of the Town and Country Planning Act 1971.

I hereby certify that:—

- (a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- \*2. ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~
- \*3. ~~The applicant has given the requisite notice to every person other than myself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—~~

Name and Address of Tenant .....

\*strike out whichever is inapplicable

Date of Service of Notice .....

Signed Jones Lang Wootton on behalf of S B GRAY Date 9/10/92

PART III

TPI  
Part III

Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS

(Attention is drawn to 'General Notes for Applicants')

Application No.  
(For Official Use Only)

(Those questions relevant to the proposed development to be answered)

| <p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>  |   |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
|---|---|-------------------------------------|---|--------------------------|-----------------|------------------------|-------------------------------------|-----|------------------------|------------------------|-----|------------------------|------------------------|-----|------------------------|------------------------|-----|------------------------|------------------------|-----|------------------------|------------------------|--|--|--|--|--|--|-------|--|--|--|--|--|--|
| <p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.<br/><i>(See Note overleaf)</i></p>  |   |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>   | <p>State Yes or No<br/><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p style="text-align: right;">PHASE II OF CANALOT PRODUCTION STUDIOS</p>  |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?<br/><br/>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>   | <p>State Yes or No<br/><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p style="text-align: right; font-size: 24px;">1 921578</p>  |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>5. (a) What is the total floor space of all buildings to which the application relates?<br/>(b) What is the amount of industrial floor space included in the above figure?<br/>(c) What is the amount of office floor space?<br/>(d) What is the amount of floor space for retail trading?<br/>(e) What is the amount of floor space for storage?<br/>(f) What is the amount of floor space for warehousing?</p> | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;"></th> <th style="width:30%;">Existing (if any)<br/><i>(See General Notes)</i></th> <th style="width:40%;">Proposed new floor space</th> </tr> </thead> <tbody> <tr> <td>(a) NOT KNOWN</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> <td style="text-align: center;">3,834/41,225 m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(b)</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(c)</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(d)</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(e)</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> </tr> <tr> <td>(f)</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> <td style="text-align: center;">m<sup>2</sup>/sq.ft.</td> </tr> </tbody> </table> |                                     | Existing (if any)<br><i>(See General Notes)</i> | Proposed new floor space | (a) NOT KNOWN   | m <sup>2</sup> /sq.ft. | 3,834/41,225 m <sup>2</sup> /sq.ft. | (b) | m <sup>2</sup> /sq.ft. | m <sup>2</sup> /sq.ft. | (c) | m <sup>2</sup> /sq.ft. | m <sup>2</sup> /sq.ft. | (d) | m <sup>2</sup> /sq.ft. | m <sup>2</sup> /sq.ft. | (e) | m <sup>2</sup> /sq.ft. | m <sup>2</sup> /sq.ft. | (f) | m <sup>2</sup> /sq.ft. | m <sup>2</sup> /sq.ft. |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | Existing (if any)<br><i>(See General Notes)</i>   | Proposed new floor space            |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (a) NOT KNOWN   | m <sup>2</sup> /sq.ft.  | 3,834/41,225 m <sup>2</sup> /sq.ft. |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (b)   | m <sup>2</sup> /sq.ft.  | m <sup>2</sup> /sq.ft.              |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (c)   | m <sup>2</sup> /sq.ft.  | m <sup>2</sup> /sq.ft.              |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (d)   | m <sup>2</sup> /sq.ft.  | m <sup>2</sup> /sq.ft.              |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (e)   | m <sup>2</sup> /sq.ft.  | m <sup>2</sup> /sq.ft.              |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (f)   | m <sup>2</sup> /sq.ft.  | m <sup>2</sup> /sq.ft.              |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?<br/>(ii) If you have existing premises on the site, how many of the employees will be new staff?<br/>(iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.</p>                               | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">(a) Office</th> <th colspan="2">(b) Industrial</th> <th colspan="2">(c) Other staff</th> </tr> <tr> <th>M</th> <th>F</th> <th>M</th> <th>F</th> <th>M</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(ii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">NOT KNOWN AT THIS STAGE</p>   |                                     | (a) Office                                      |                          | (b) Industrial  |                        | (c) Other staff                     |     | M                      | F                      | M   | F                      | M                      | F   | (i)                    |                        |     |                        |                        |     |                        | (ii)                   |  |  |  |  |  |  | (iii) |  |  |  |  |  |  |
|   | (a) Office  |                                     | (b) Industrial                                  |                          | (c) Other staff |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | M   | F                                   | M   | F                        | M               | F                      |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (i)   |   |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (ii)  |   |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (iii)   |   |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>7. In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit?<br/><br/>If 'NO' state why a certificate is not required.</p>   | <p>State Yes or No<br/><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p style="text-align: center;">N/A</p>   |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)</p>  | <p style="text-align: center;">SERVICING AND 38 PARKING SPACES AT BASEMENT LEVEL</p>  |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)</p>   | <p style="text-align: center;">NOT KNOWN AT THIS STAGE</p>  |                                     |   |                          |                 |                        |                                     |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |     |                        |                        |  |  |  |  |  |  |       |  |  |  |  |  |  |



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 Part III  
 On 12 OCT 1992

10. What is the nature volume and means of disposal of any trade effluents or trade refuse?

N/A

11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants. (see note 11)  
  
If 'Yes' state materials and approximate quantities.

State Yes or No  
 YES  
 NO

|                    |                      |                 |                 |
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|                    |                      |                 | HEAD<br>DC      |

12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.

N/A

13. List materials used, giving source (locality in Great Britain or port of entry) and transport used.

N/A

14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case.  
  
\*State name of docks or airport.

- (a) Greater London Council Area: .....
- (b) Elsewhere in Great Britain: .....
- (c) Exports through London Docks: .....  
other Docks: .....
- \* (d) Exports through airports: .....

15. State reasons in full for desiring location first in Greater London and then on the proposed site. (Continue on a separate sheet if necessary)

Signed *Suee Gaye Wootte* On behalf of S B GRAY Date 9/10/92

**NOTE**

**Question 2 overleaf** Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate development which the applicant may mention in answer to this question.

SUBJECT-SITE Canalot Kensal Rise.

FILE REFERENCE:

R.B.K. & C. Planning Service.

# NOTES OF MEETING

DATE: 14.7.92

NAMES OF PERSONS ATTENDING:

Bennie Gray. - Space (Applicant)  
Diane May - Jones Lang Walton (Agent)  
Chris Wilkinson (Architects)

OFFICERS:

Paul Kelsey & Nancy Stevenson.

MATTERS DISCUSSED:

① Diane May & Bennie Gray explained the history of the site & discussed the pyramid proposal. Then ran through current proposal.

② Paul Kelsey indicated that the proposed provision of 35 car parking spaces was problematic. B.G. said this level of parking was essential for small media businesses and the development could not go ahead without this level of parking facility.

③ P.K. discussed the need for additional information for the outline P.P. i.e. Kensal Road Elevation, Canal Elevation with Daylighting angle and drawing to show bulk and mass in comparison with adjoining and nearby properties. P.K. identified

④ height and density as a potential problem i.e. 12 storeys higher than existing and over 2:1 plot ratio.

④ B.G. indicated willingness to accept condition regarding the number of CO's

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

SUBJECT-SITE

FILE REFERENCE:

R.B.K. & C. Planning Service.

# NOTES OF MEETING

DATE:

NAMES OF PERSONS  
ATTENDING:

OFFICERS:

MATTERS  
DISCUSSED:

200 - 1000 sqft. +  
Parking 35 spaces in basement  
needed for business purposes.  
Visit.

Outline phys plan.  
gross floor space.  
net  
coverage.

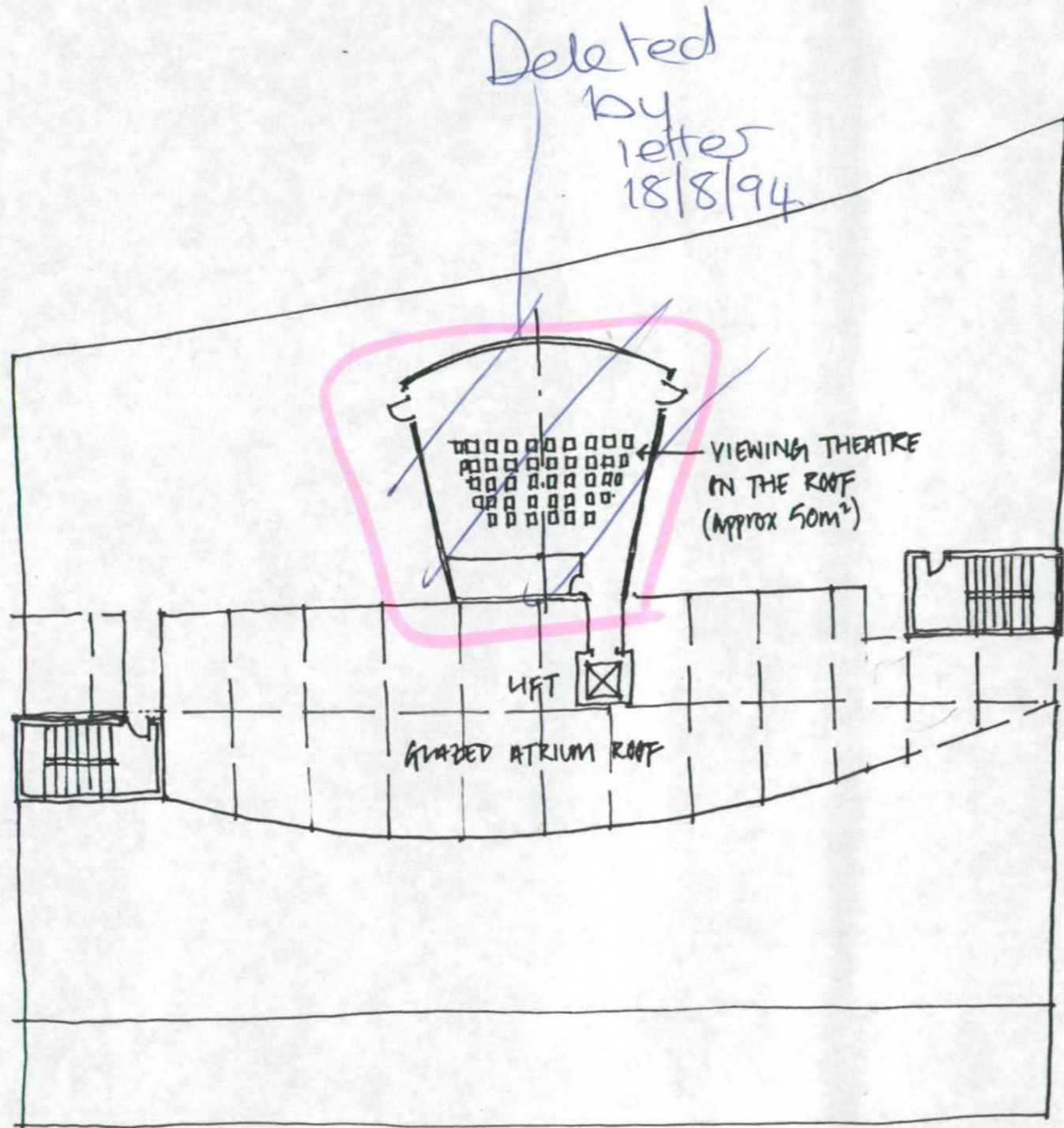
So

what additional info req'd for  
Daytonian Angus.

LITERATURE:  
POLICY, PAPERS, ETC.

SIGNATURES:



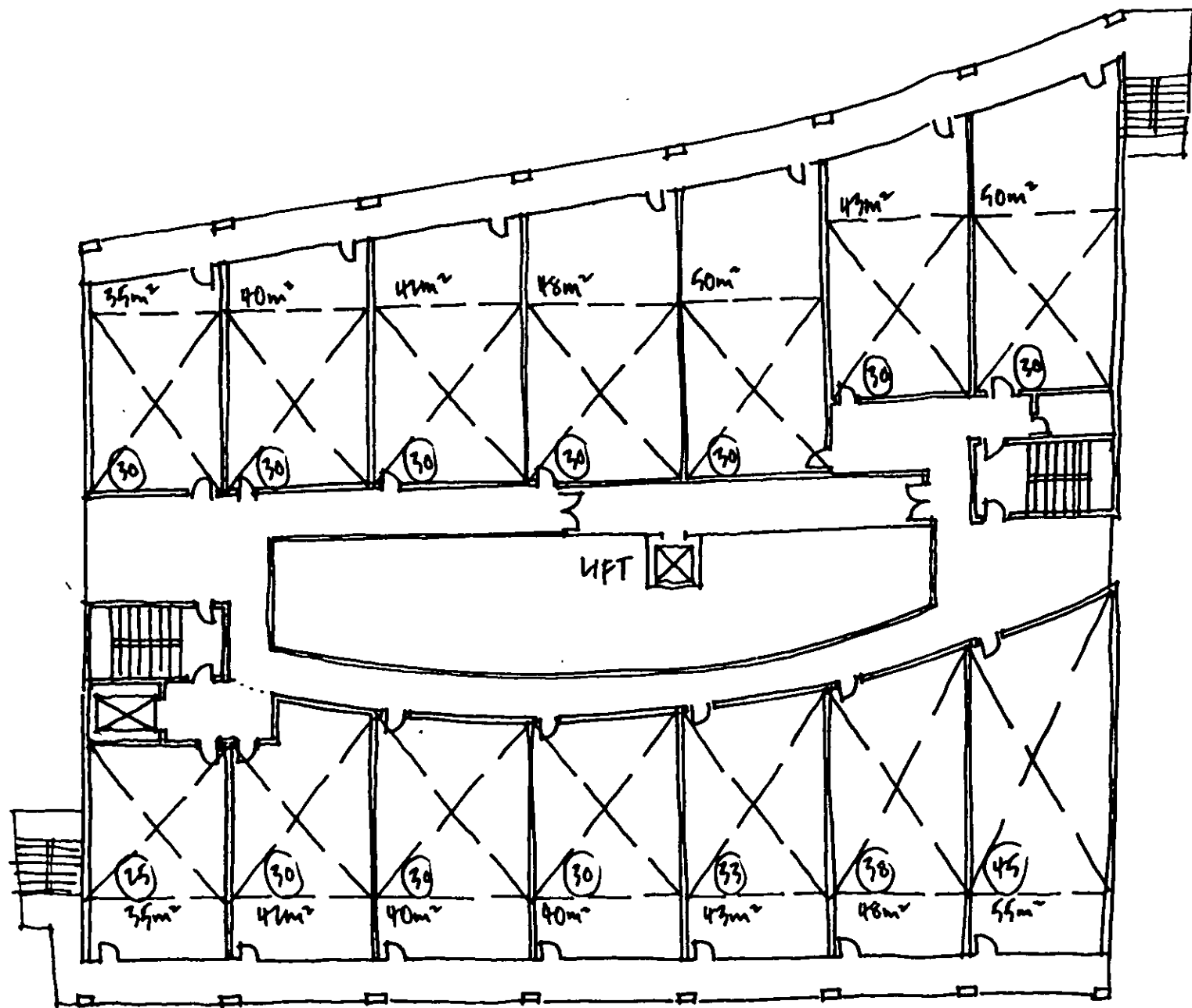


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15/2/94/B

ILLUSTRATIVE

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 CANALOT 2  
 ROOF PLAN  
 1:200 23.03.94 156/SK108D

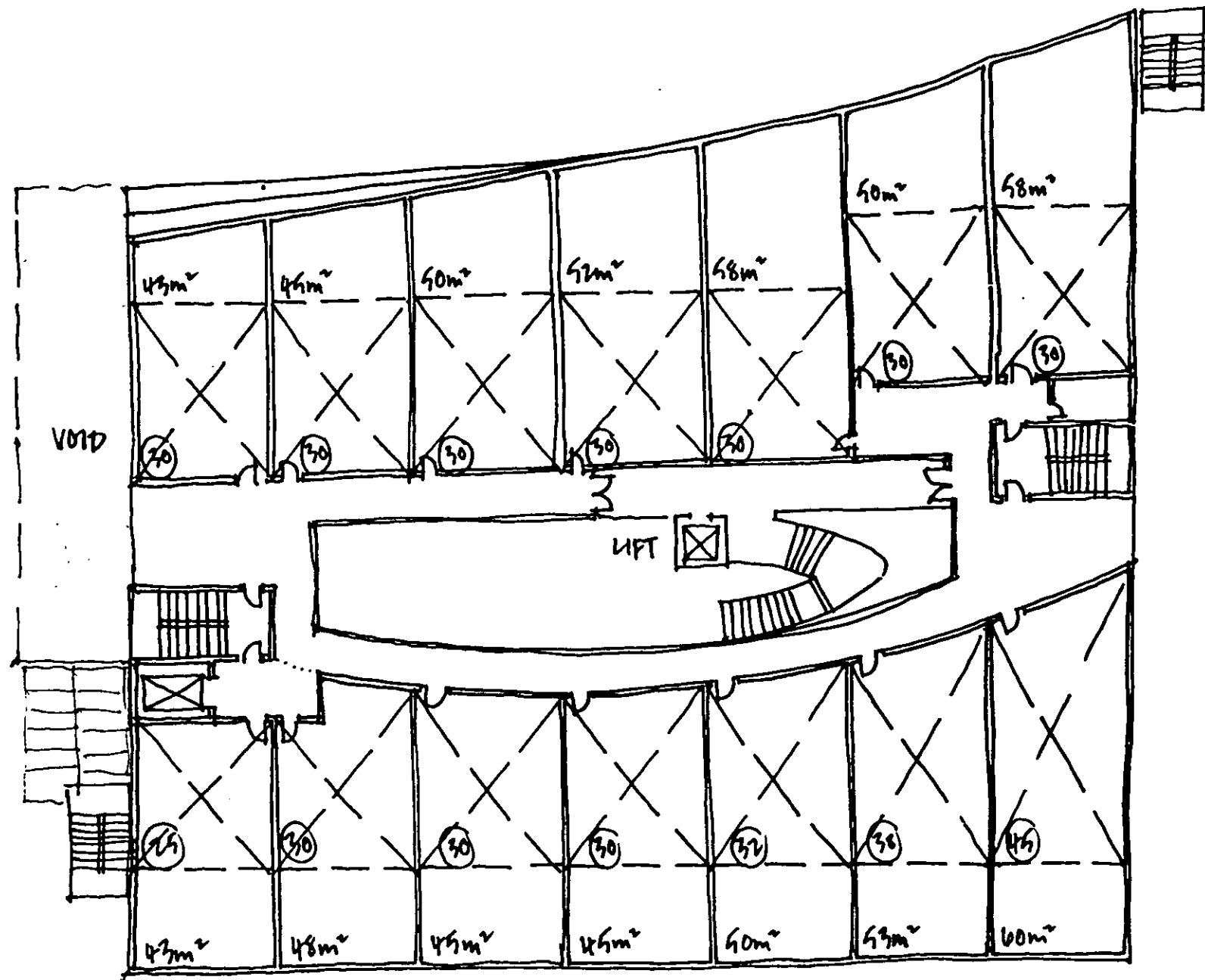


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11.2.100/B

ILLUSTRATIVE

PROPOSED DEVELOPMENT AT KENSAL ROAD  
CANALOT 2  
SECOND FLOOR PLAN  
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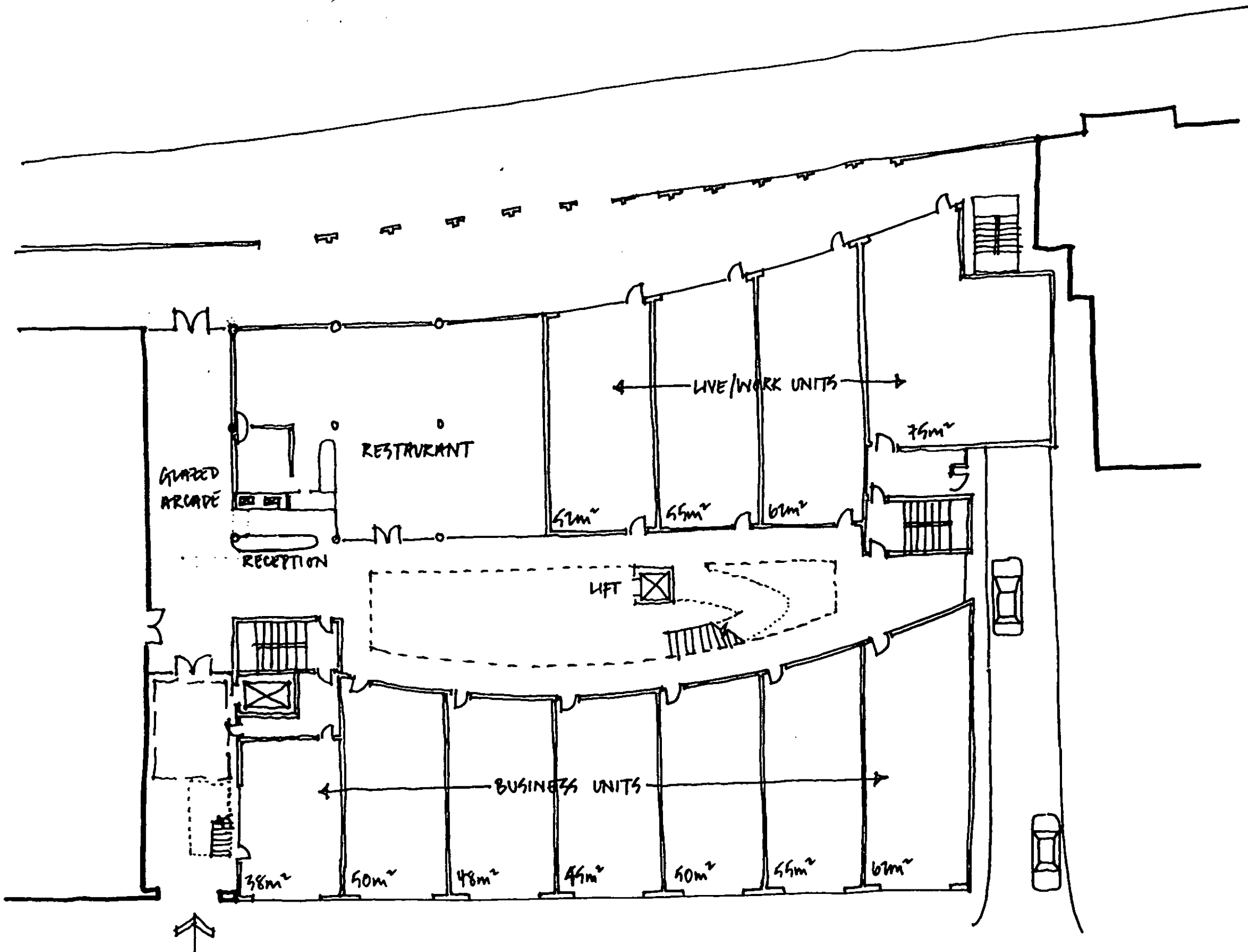


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PROPOSED DEVELOPMENT AT KENSAL ROAD  
 CANALOT 2  
 FIRST FLOOR PLAN  
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On 28 APR 1994

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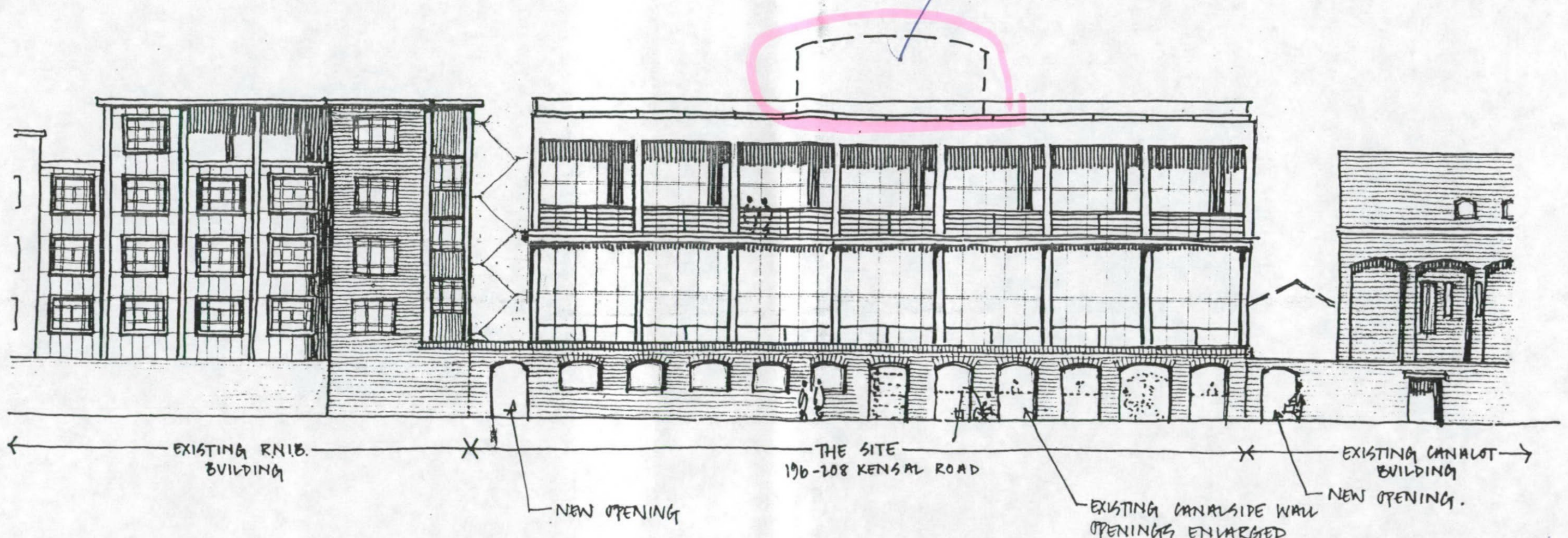
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PROPOSED DEVELOPMENT AT KENSAL ROAD  
 CANALOT 2  
 GROUND FLOOR PLAN  
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CHRIS WILKINSON ARCHITECTS  
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LONDON EC1R 0BD  
Telephone 071 251 8622  
Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
- CANALOT 2  
NORTH ELEVATION TO CANAL  
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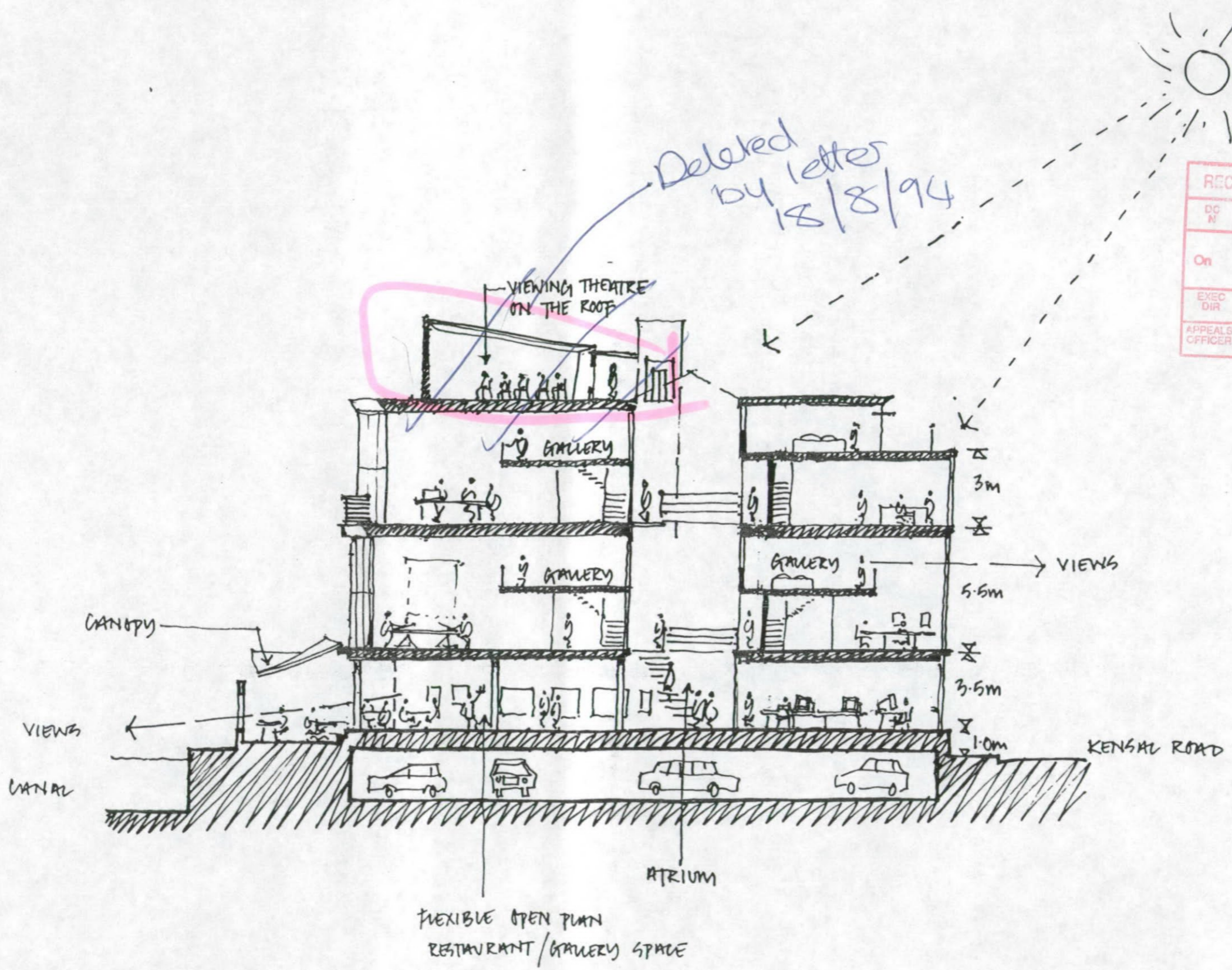
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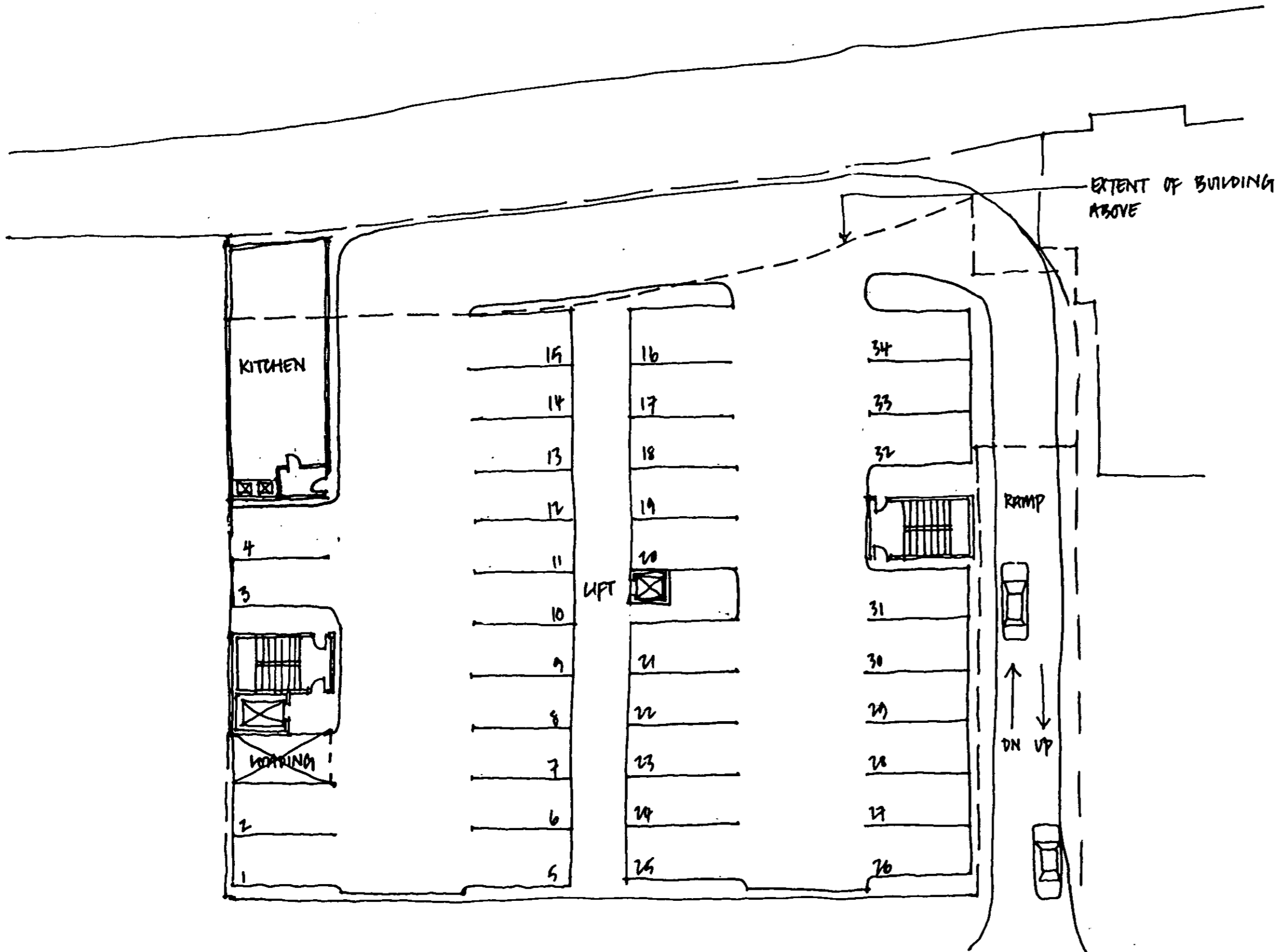
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 Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 - CANALOT 2  
 ILLUSTRATIVE CROSS SECTION  
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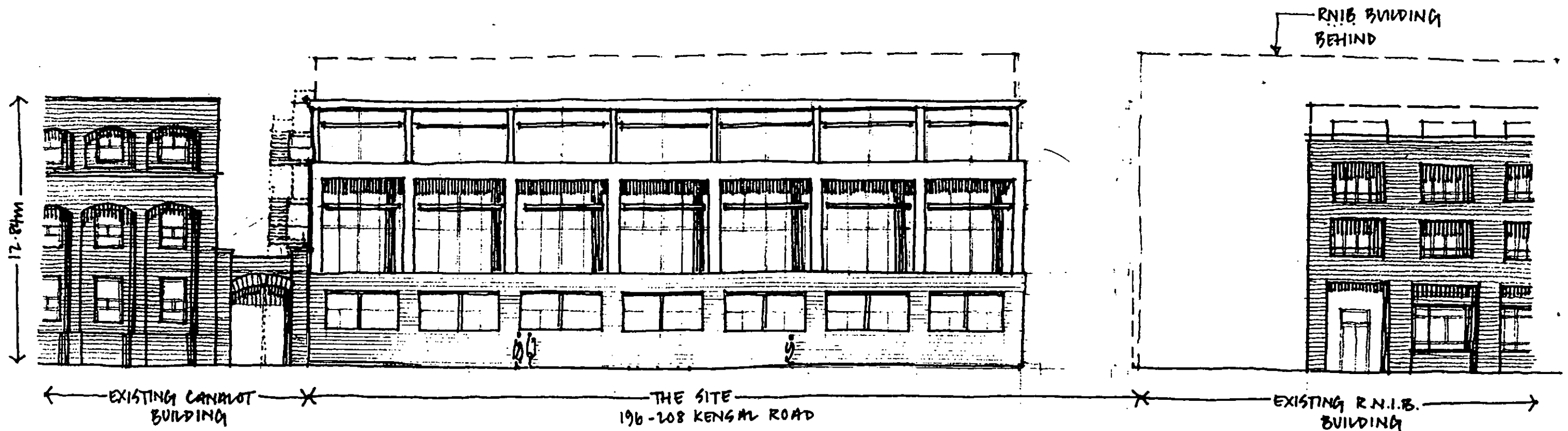
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ILLUSTRATIVE

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 CANALOT 2  
 PARKING LAYOUT (BASEMENT)  
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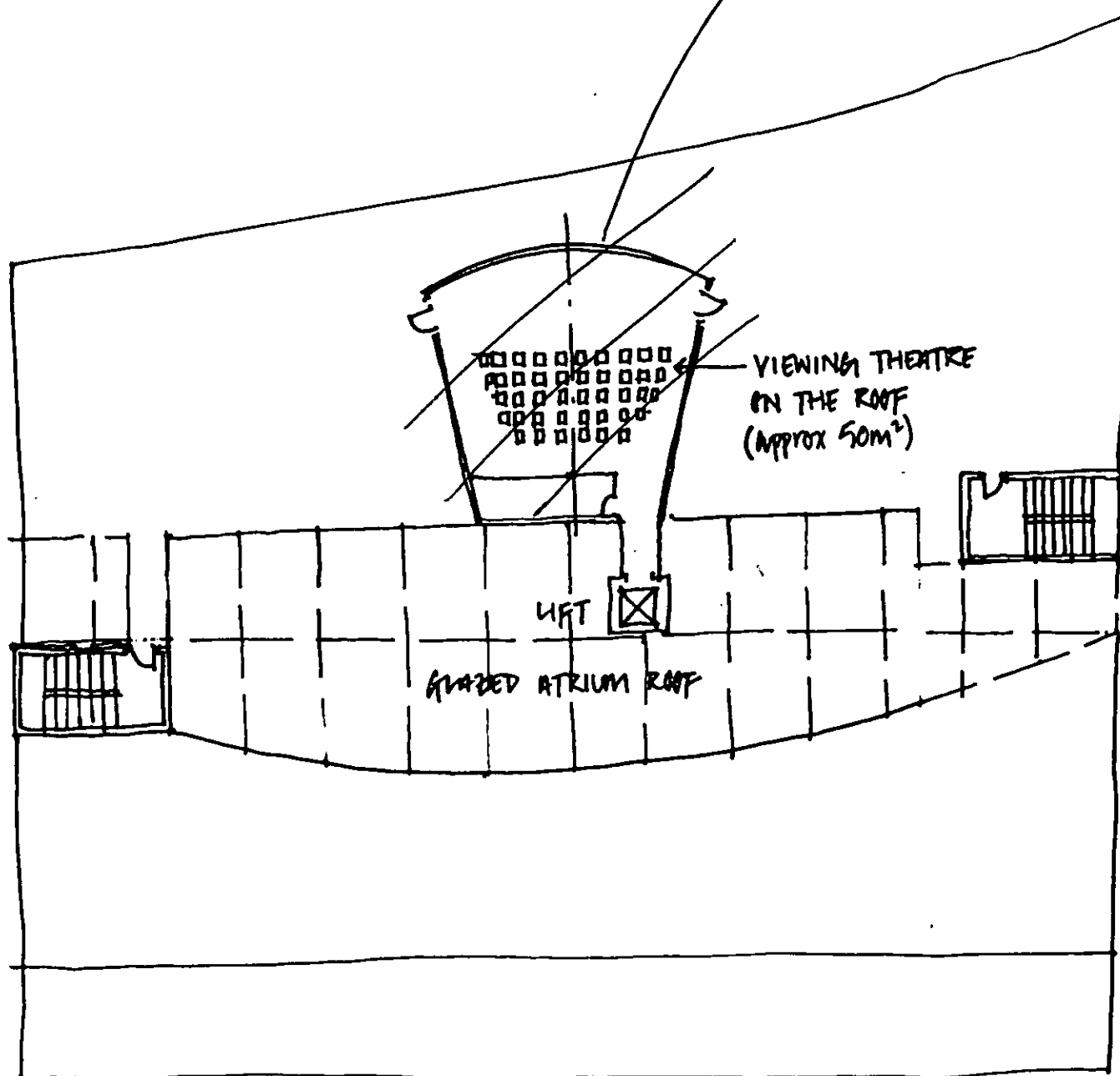
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 LONDON EC1R 0BD  
 Telephone 071 251 8622  
 Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 - CANALOT 2  
 SOUTH ELEVATION TO KENSAL ROAD  
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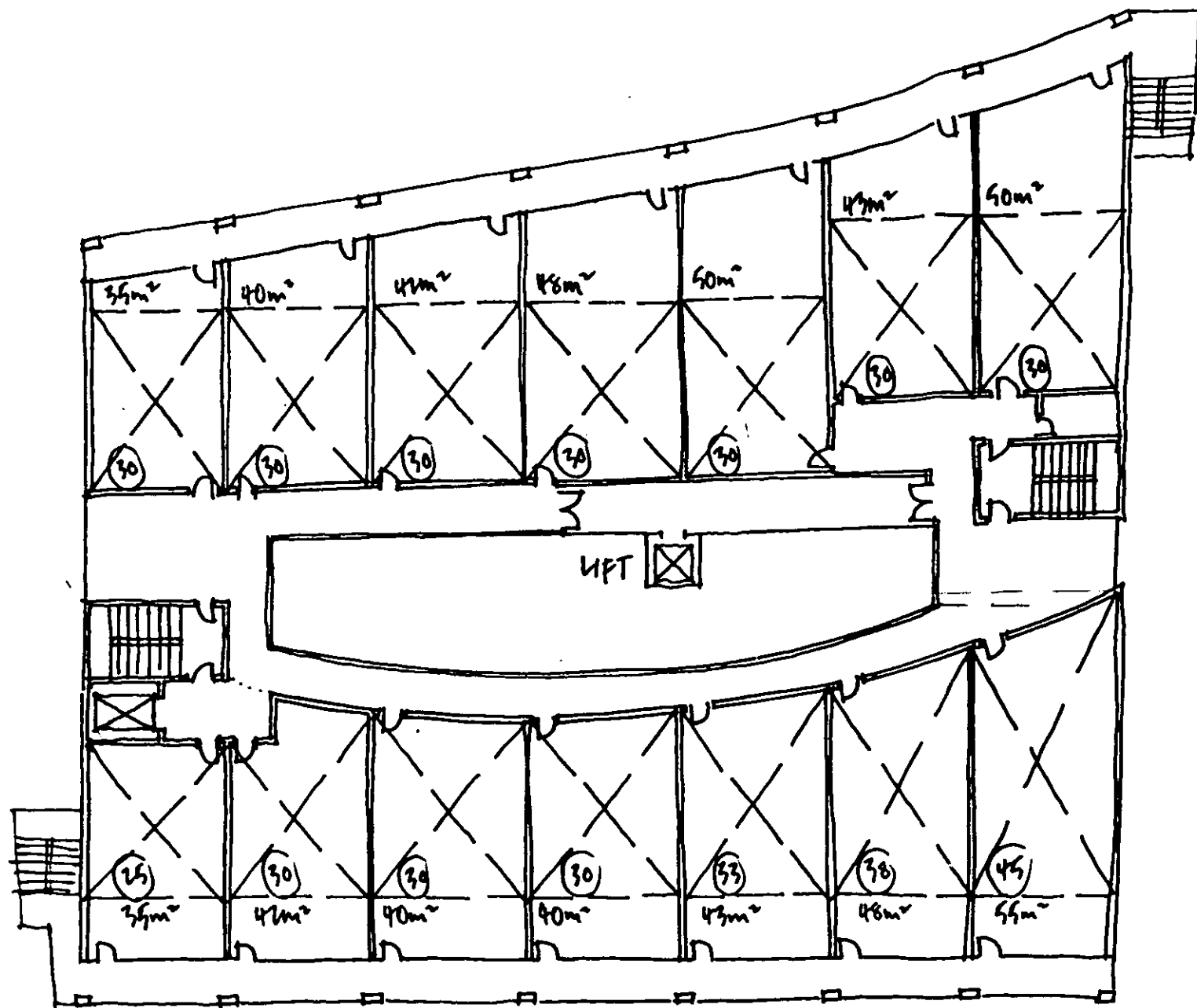
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PROPOSED DEVELOPMENT AT KENSAL ROAD  
CANALOT 2  
ROOF PLAN  
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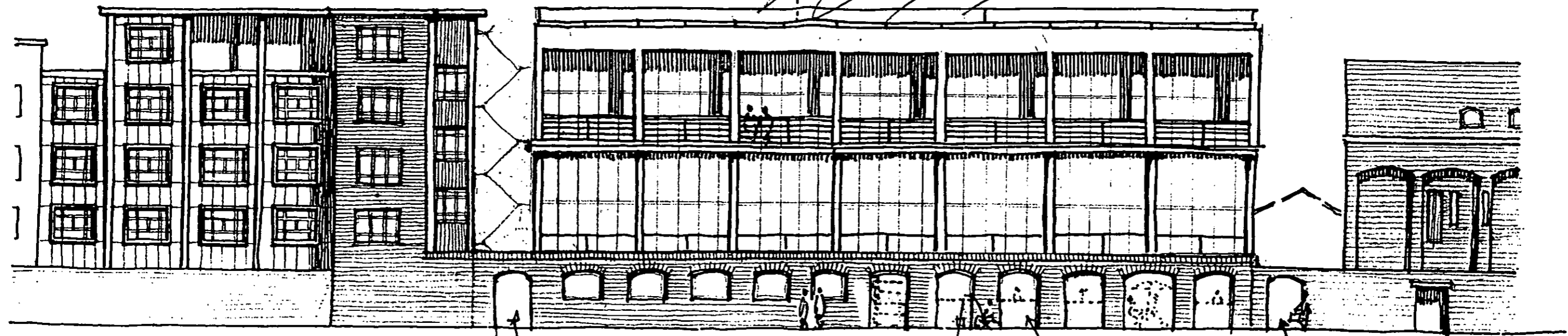
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PROPOSED DEVELOPMENT AT KENSAL ROAD  
 CANALOT 2  
 SECOND FLOOR PLAN  
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letter 18/8/94



← EXISTING RNIB BUILDING

THE SITE  
196-208 KENSAL ROAD

EXISTING CANALOT BUILDING →

NEW OPENING

EXISTING CANALSIDE WALL  
OPENINGS ENLARGED

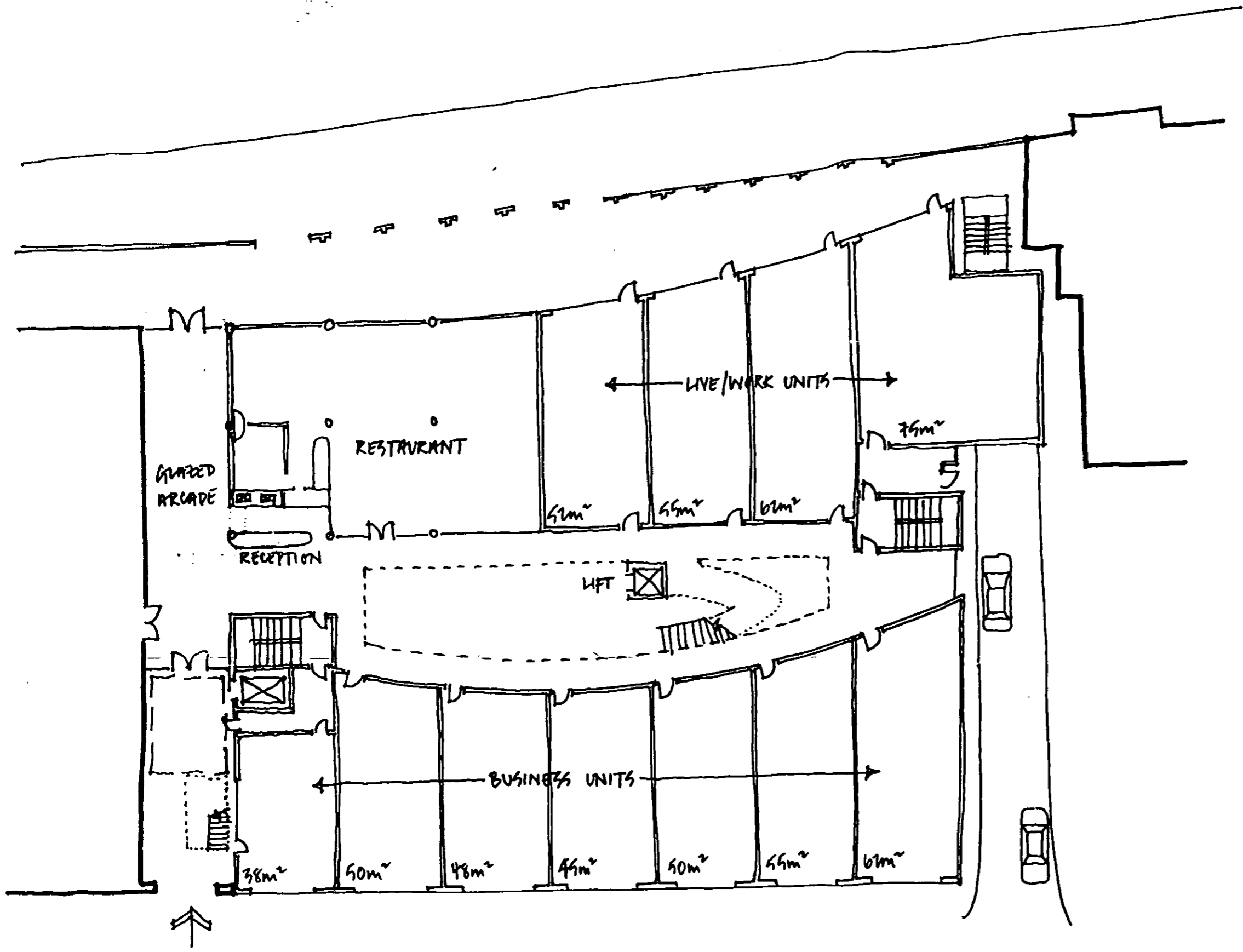
NEW OPENING.

B.

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PROPOSED DEVELOPMENT AT KENSAL ROAD  
- CANALOT 2  
NORTH ELEVATION TO CANAL  
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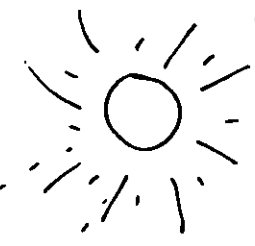
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PROPOSED DEVELOPMENT AT KENSAL ROAD  
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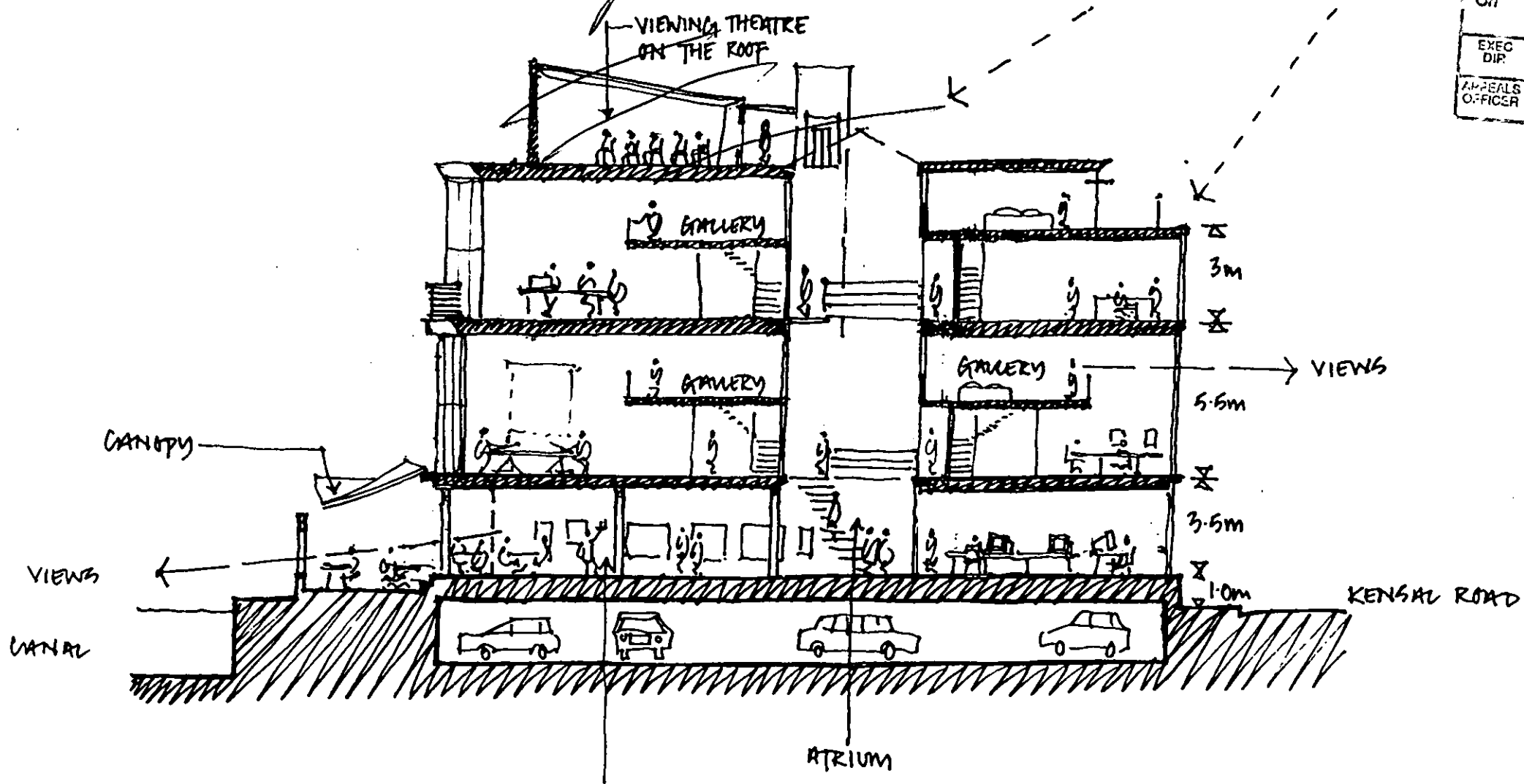


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FLEXIBLE OPEN PLAN  
RESTAURANT/GALLERY SPACE

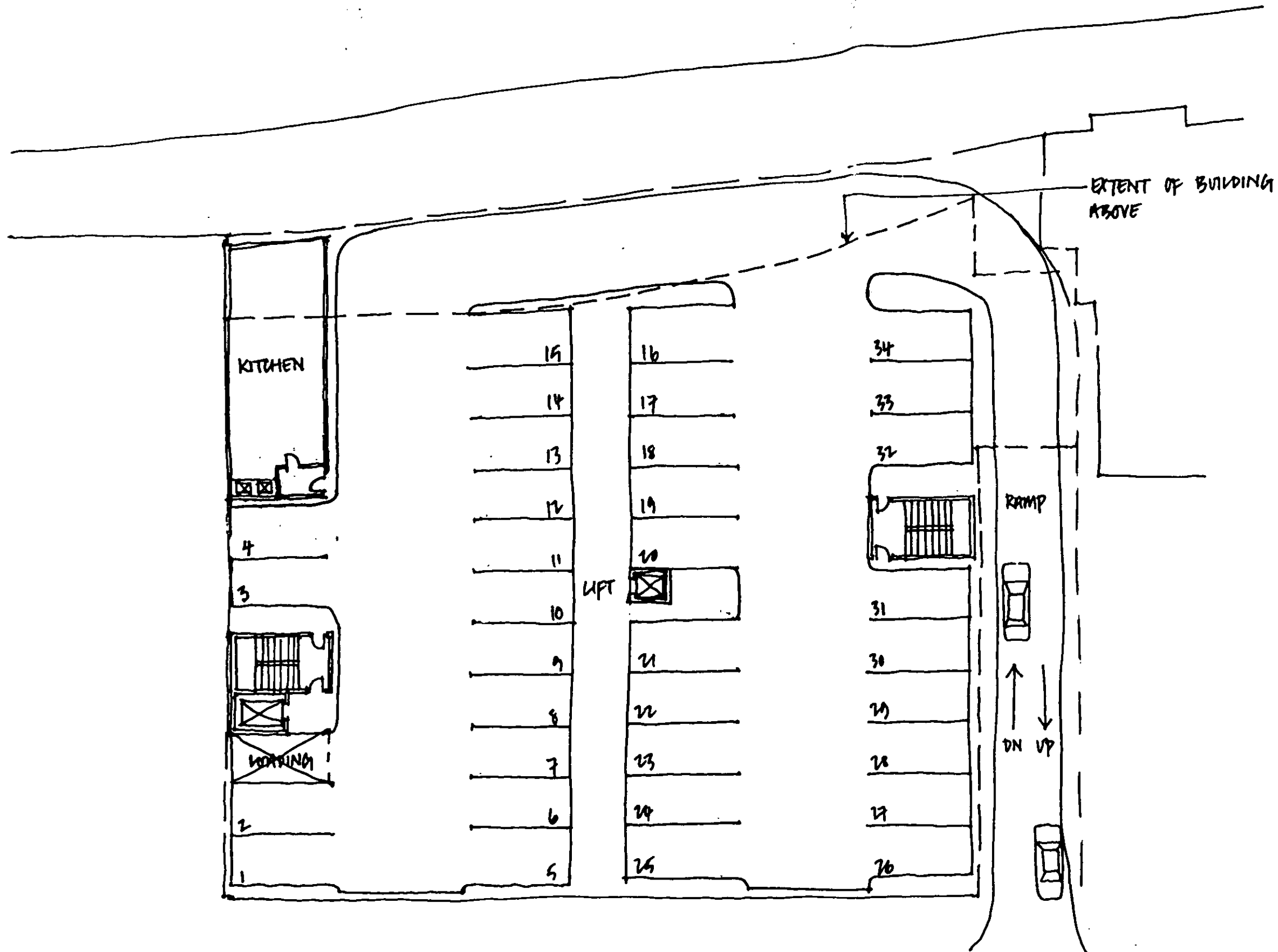
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PROPOSED DEVELOPMENT AT KENSAL ROAD  
 - CANALOT 2  
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156/SK103E

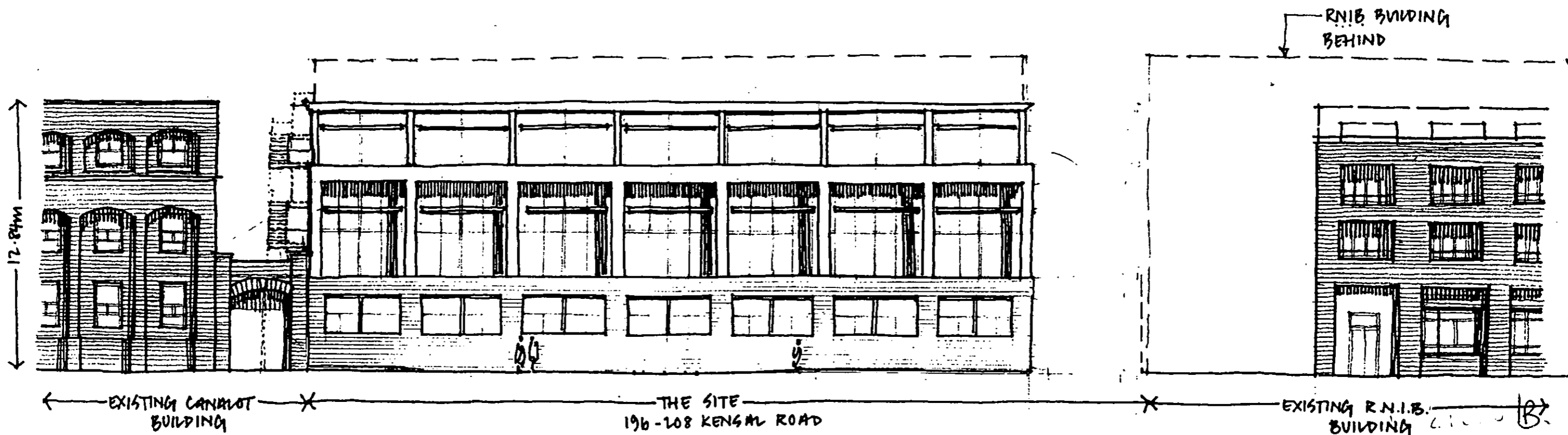
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ILLUSTRATIVE

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 CANALOT 2  
 PARKING LAYOUT (BASEMENT)  
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PROPOSED DEVELOPMENT AT KENSAL ROAD  
 - CANALOT 2  
 SOUTH ELEVATION TO KENSAL ROAD  
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Chartered Surveyors  
International Real Estate  
Consultants

Telex: 23858  
Fax: 071-408 0220  
071-409 3440

The Director of Planning Services  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
W8 7NX

Your Ref.

Our Ref. TP/DEM/jr

Direct Line

Direct Fax 071-457-3949

9th October 1992

For the attention of Paul Kelsey

Dear Sir

196 - 208 Kensal Road, London W10

|                               |                             |                |                 |             |
|-------------------------------|-----------------------------|----------------|-----------------|-------------|
| RECEIVED BY PLANNING SERVICES |                             |                |                 |             |
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| APPEALS<br>OFFICER            | IC                          | FEE<br>OFFICER | FORWARD<br>PLAN | HEAD<br>DC  |

On behalf of our client, Mr SB Gray, please find enclosed four copies of a planning application for the redevelopment of the site of 196-208 Kensal Road, London W10, for business use, and a cheque for £220 to cover the application fee. The application is for outline planning permission with only siting and access to be determined at this stage. Illustrative material is enclosed to provide an indication of the form of the proposed development.

Our client is the owner of the site and the adjacent Canalot Production Studios. It is proposed that the new development provides a second phase for Canalot to provide further space for media related activities which have now become established in the area. Canalot itself has proved to be a highly successful venture, employing some 350 people, many of whom are locally based, in some 70 businesses. The new development is proposed to operate on the same basis as Canalot, with support services in terms of management, typing, telephone etc for the many small media related enterprises forming part of the project, as well as providing the benefit of economic interaction arising from proximity to similar activities. Flexibility in unit size is a key requirement to allow for the varying needs of media related businesses. Units are therefore proposed to range from 300 to 3,000 sq ft. The majority are expected to be in units of less than 1000 sqft.

The development site, which is currently occupied by disused and derelict buildings, is identified in the Deposit Draft of the Unitary Development Plan as being within the Kensal Small Business Area where new small business developments are encouraged because of their potential for stimulating enterprise and economic growth (UDP policy E32). The proposal is also in accordance with policies E21 and E22 which seek to encourage business use proposals to provide a range of unit sizes and the provision of premises for the start-up or expansion of small businesses. Canalot has already contributed significantly to the economic regeneration of North Kensington and the development of Phase II will contribute further to the revitalisation of the area.

A LIST OF PARTNERS AND ASSOCIATES IS DISPLAYED AT OUR LONDON OFFICES

JONES LANG WOOTTON INTERNATIONAL - LONDON NEWMARKET GLASGOW EDINBURGH DUBLIN BRUSSELS ANTWERP LUXEMBOURG  
PARIS LYON GRENOBLE AMSTERDAM ROTTERDAM THE HAGUE UTRECHT FRANKFURT HAMBURG DÜSSELDORF MUNICH BERLIN LEIPZIG MILAN MADRID BARCELONA STOCKHOLM PRAGUE  
NEW YORK LOS ANGELES SAN FRANCISCO WASHINGTON, D.C. TORONTO SYDNEY MELBOURNE CANBERRA BRISBANE ADELAIDE PERTH AUCKLAND WELLINGTON  
HONG KONG SINGAPORE JAKARTA KUALA LUMPUR PENANG JOHORE BAHRU BANGKOK TOKYO TAIPEI

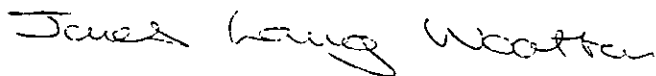
The enclosed illustrative plans indicate the principles of development which are to be applied to the proposal, which have been established on the basis of extensive discussions with planning officers in connection with earlier proposals for the site. The proposed development totals some 27,700 sq ft net, and is compatible with the height, bulk and character of the surrounding area, in accordance with policy CD27 of the UDP. On the Kensal Road frontage the development provides continuity of the street frontage and completes the square around Park Gardens. A three storey frontage is proposed, with the fourth and fifth storeys significantly stepped back as indicated on drawing SK103A.

The rear elevation of the proposed development similarly respects the height of adjacent properties and has been stepped back to ensure that there are no adverse effects on sunlight and daylight to properties on the opposite side of the canal. The enclosed illustration, SK100, indicates that there will be no loss of sunlight/daylight to habitable rooms overlooking the north bank of the canal. The existing canal wall is proposed to be retained.

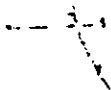
Car parking and servicing for the development is provided at basement level with access from Kensal Road at the east end of the site. Some 38 parking spaces are proposed, the number which our client considers to be the minimum essential requirement for the operation of media related businesses in this location which is not well served by public transport.

We look forward to your early and favourable consideration of the proposals. If you require any further clarification or information please do not hesitate to contact Diane May or Jim Ramsay of this firm.

Yours faithfully



Jones Lang Wootton



UNIT CONFIDENTIALITY REPORT TO

NO OF 07 0 3 194 11:27 PHEB101

PER PLANNING

| DATE     | TIME  | TO PER M | NO OF | MIN | SEC | PER | STATUS |
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# FAX FROM

NAME: Nancy Steverson

THE DIRECTORATE OF PLANNING SERVICES

DATE: 27/10

TELEPHONE NUMBER: 071 937 5464

EXTENSION: 2082

FAX NUMBER (if different from below): /

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## TO

NAME: James Clifton

OF: Bibsh Watersways

ADDRESS: \_\_\_\_\_

POSTAL CODE \_\_\_\_\_

FAX NUMBER: 0442 - 234932

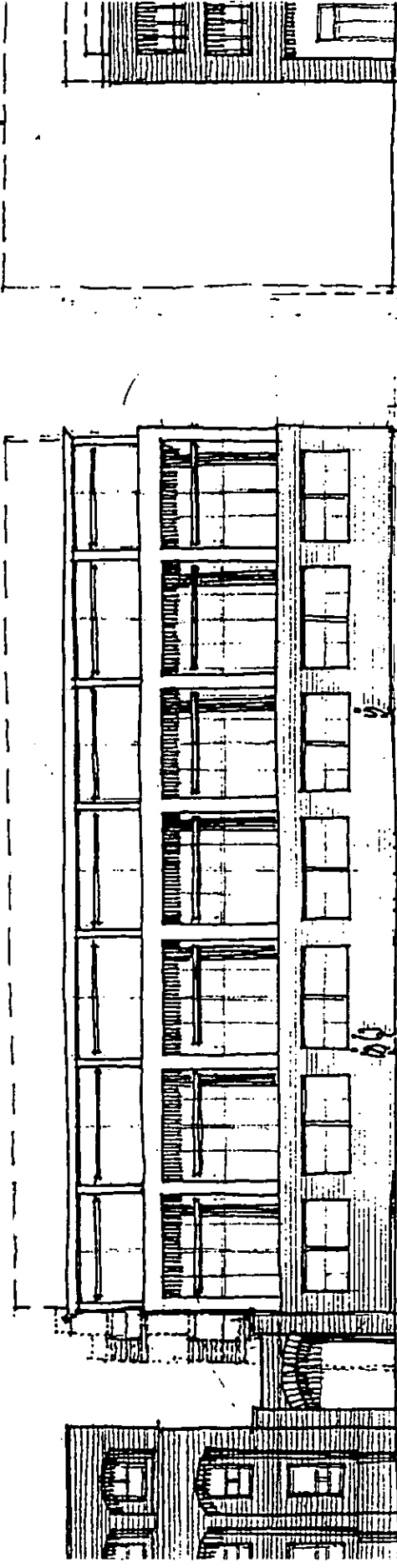
NUMBER OF PAGES TO FOLLOW: \_\_\_\_\_

COMMENTS AND/OR INSTRUCTIONS (if any)

OUR FAX NUMBER IS: 0171 361 3463

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| LARGE<br>DRAWING | DATE<br>10/03/04 | BY<br>ARCHITECTS | NO.<br>10 | FOR<br>OFFICE | PROJECT<br>PLAN |
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KNIB &  
BEHIND



EXISTING R  
BUILD

THE SITE  
196-108 KENSAL ROAD

EXISTING CANALOT  
BUILDING

F

ILLUSTRATIVE.

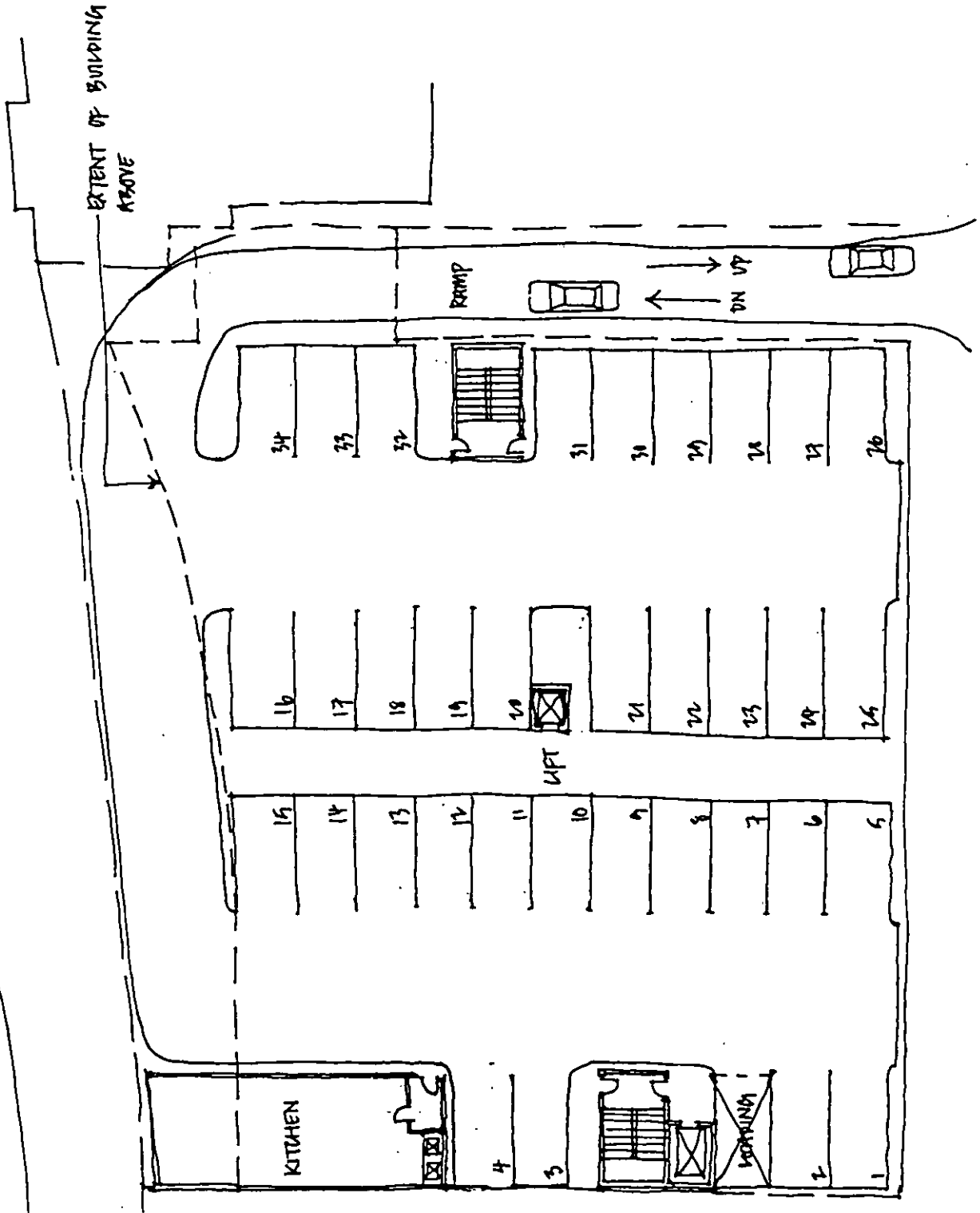
CHRIS WATKINSON ARCHITECTS  
Studio 2, 10 Bowling Green Lane  
LONDON EC1R 0BO  
Telephone 071 251 8622  
Fax 071 251 8419

PROPOSED DEVELOPMENT AT  
-- CANALOT 2  
SOUTH ELEVATION TO KENSAL  
1:100 23.03.04



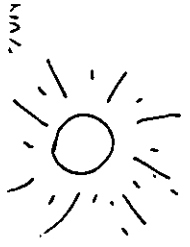
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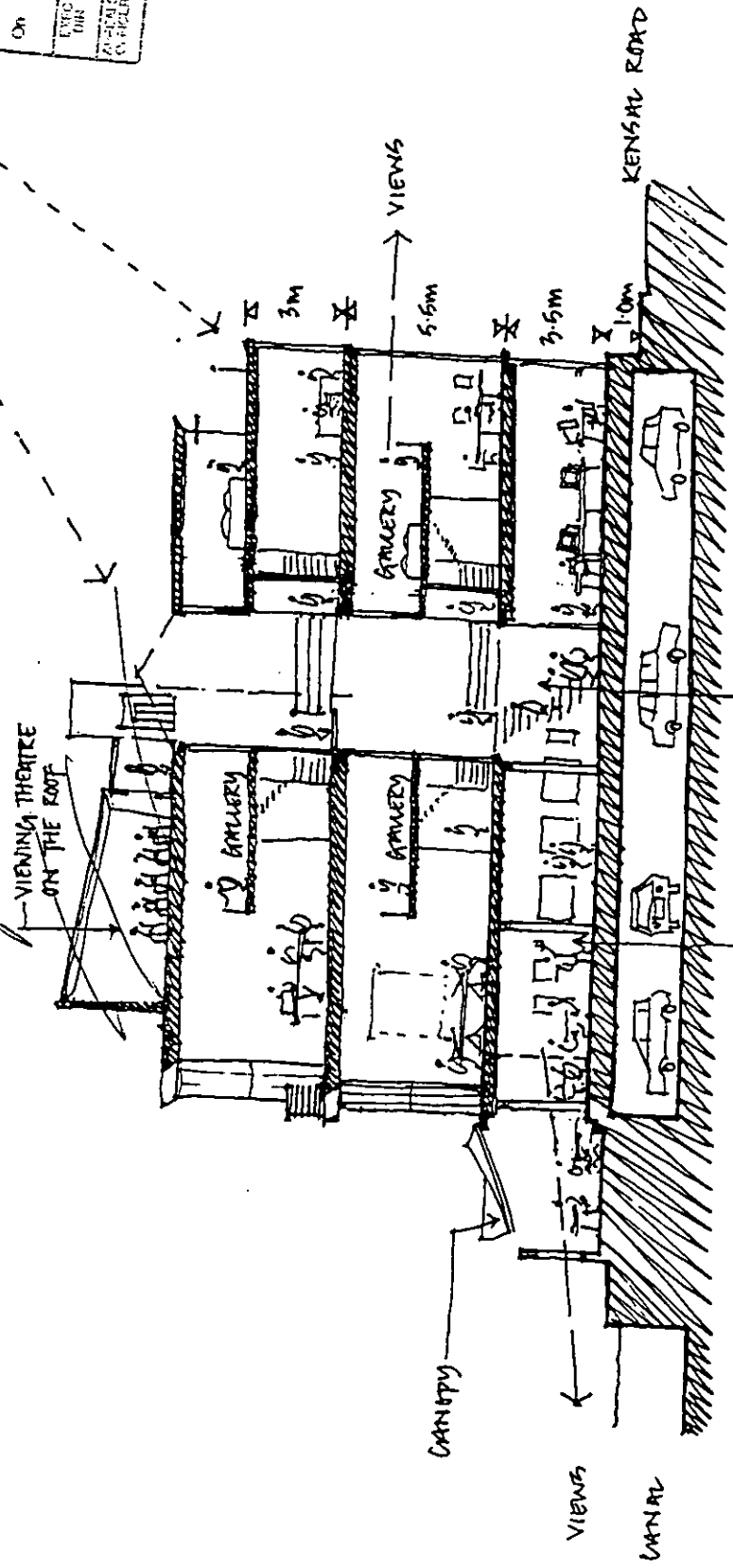
PROPOSED DEVELOPMENT AT KEN  
 CANAL 2  
 PARKING LAYOUT (BASEMENT)  
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| BY       | 18/8/94 |
| On 28 AF |         |
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| COMPLD   | 10      |
| DATE     | 10      |
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Delayed  
by letters  
18/8/94



FLEXIBLE OPEN PLAN  
RESTAURANT / GALLERY SPACE

1:1

6

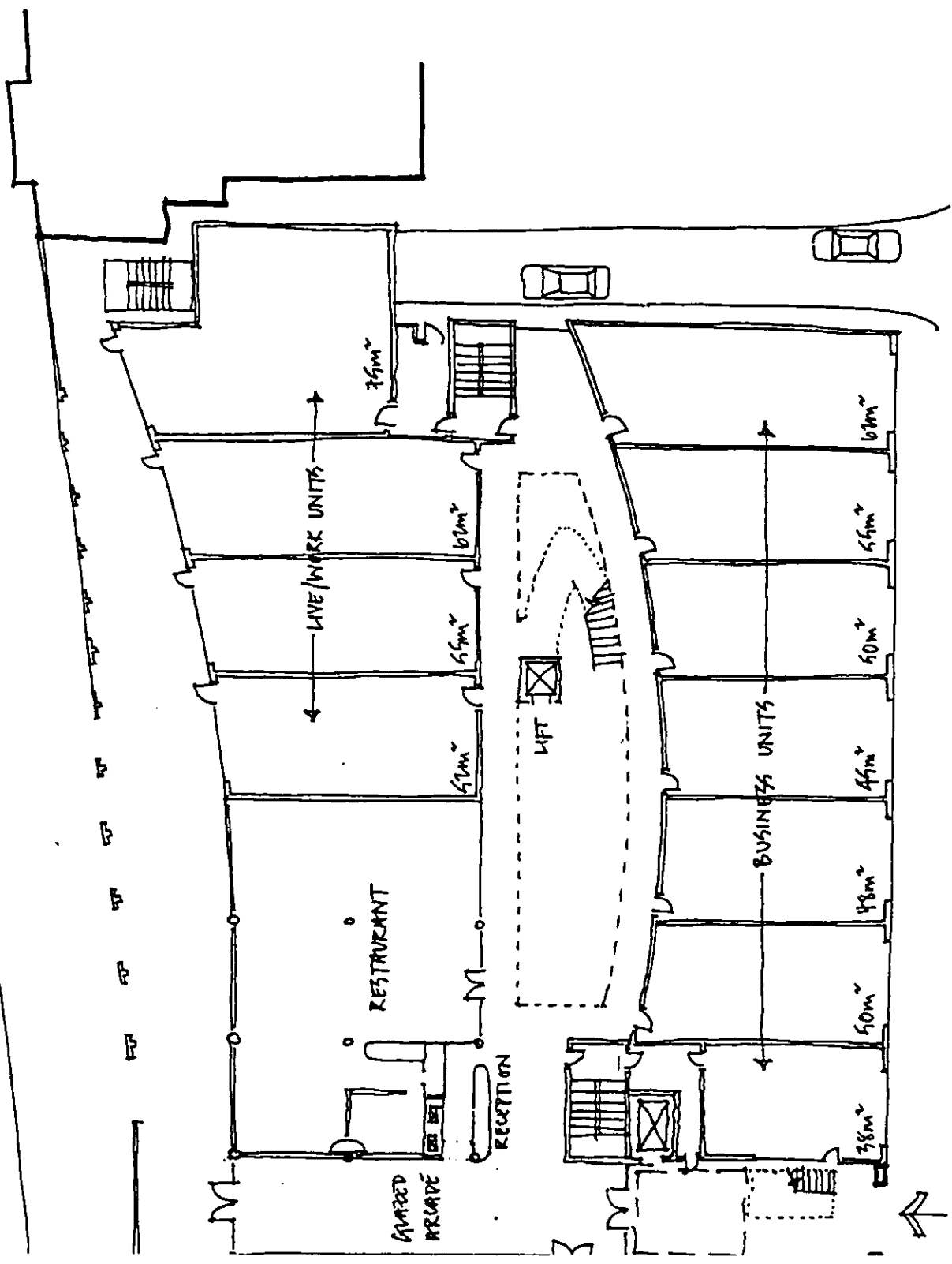
ILLUSTRATIVE

CHMS WILKINSON ARCHITECTS  
Studio 2, 10 Bowling Green Lane  
LONDON EC2A 4DU  
Telephone 071 251 8622  
Fax 071 251 8919

PROPOSED DEVELOPMENT AT KENS  
- CANAL 7  
ILLUSTRATIVE CROSS SECTION  
1:700 23.05.94

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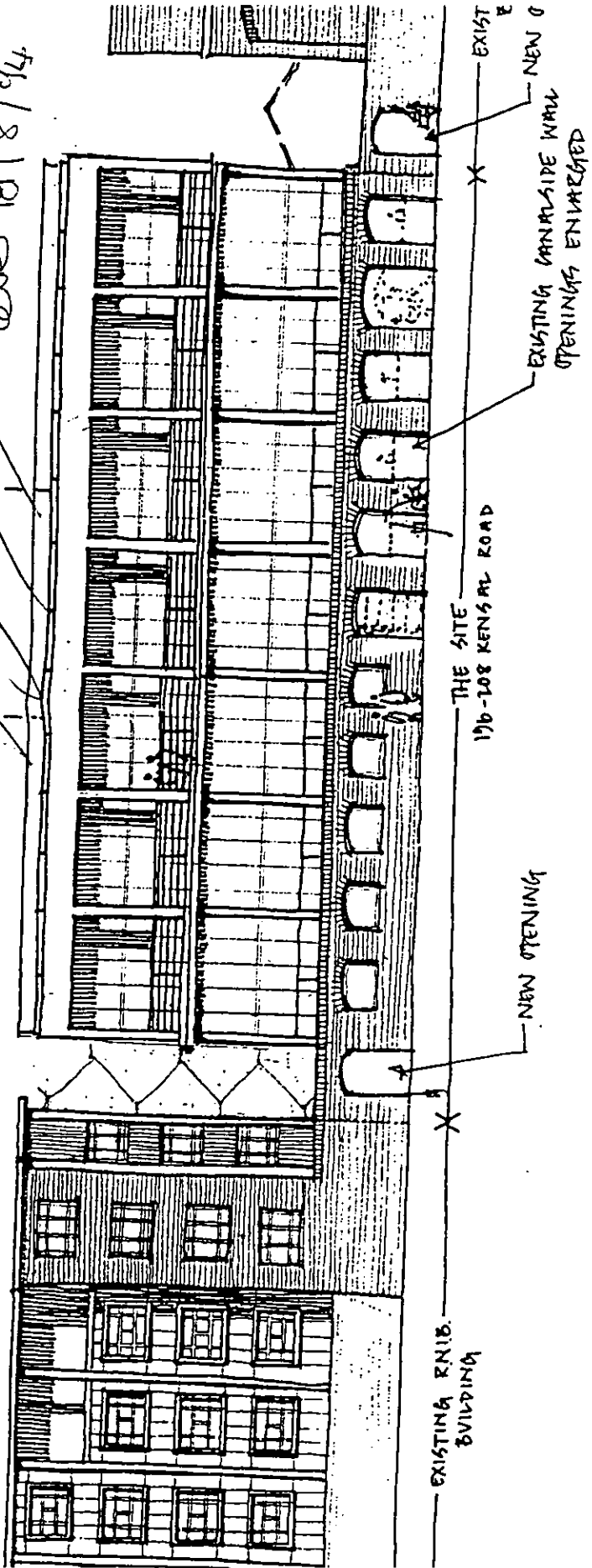


PROPOSED DEVELOPMENT 1  
 CANALBOT 2  
 GROUND FLOOR PLAN  
 1:100 23.03.94

ILLUSTRATIVE

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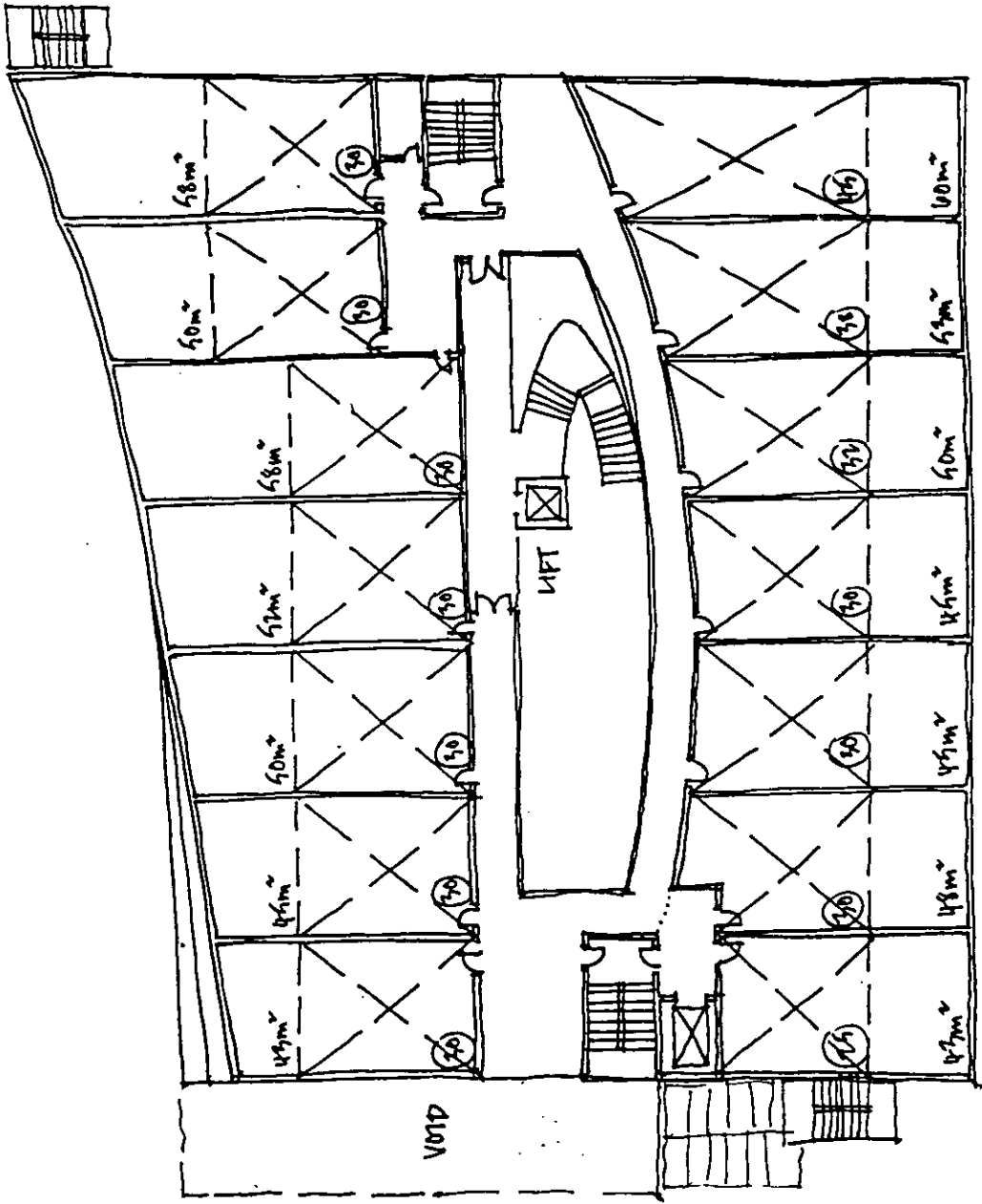


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CHRIS WILKINSON ARCHITECTS  
 Studio 2, 10 Bowling Green Lane  
 LONDON EC1R 0BD  
 Telephone 071 251 8622  
 Fax 071 251 8419

STRATIG

PROPOSED DEVELOPMENT  
 - CANALLOT 2  
 NORTH ELEVATION TO CANAL  
 1:200



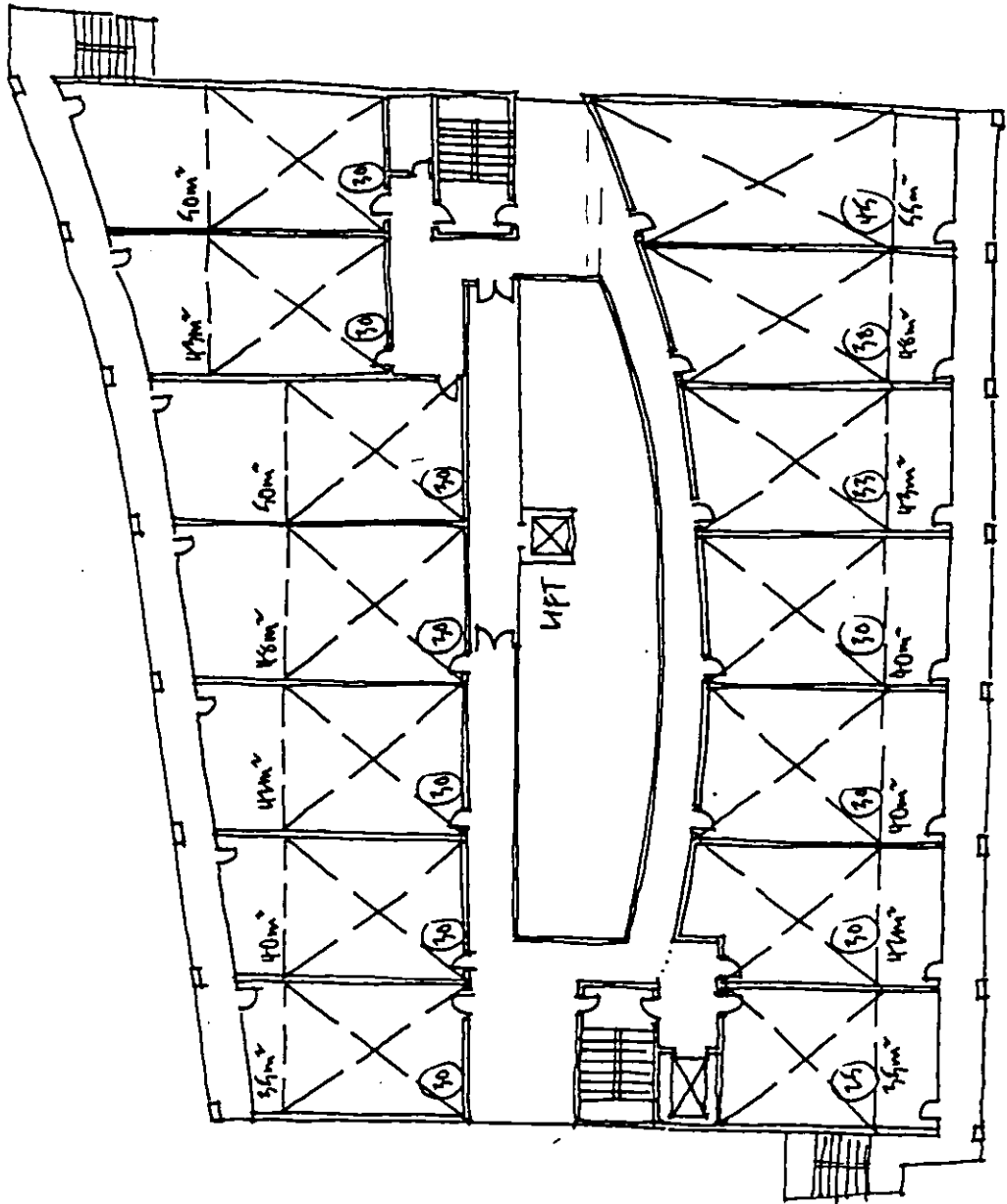
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PROPOSED  
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 FIRST FLOOR  
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ILLUSTRATIVE

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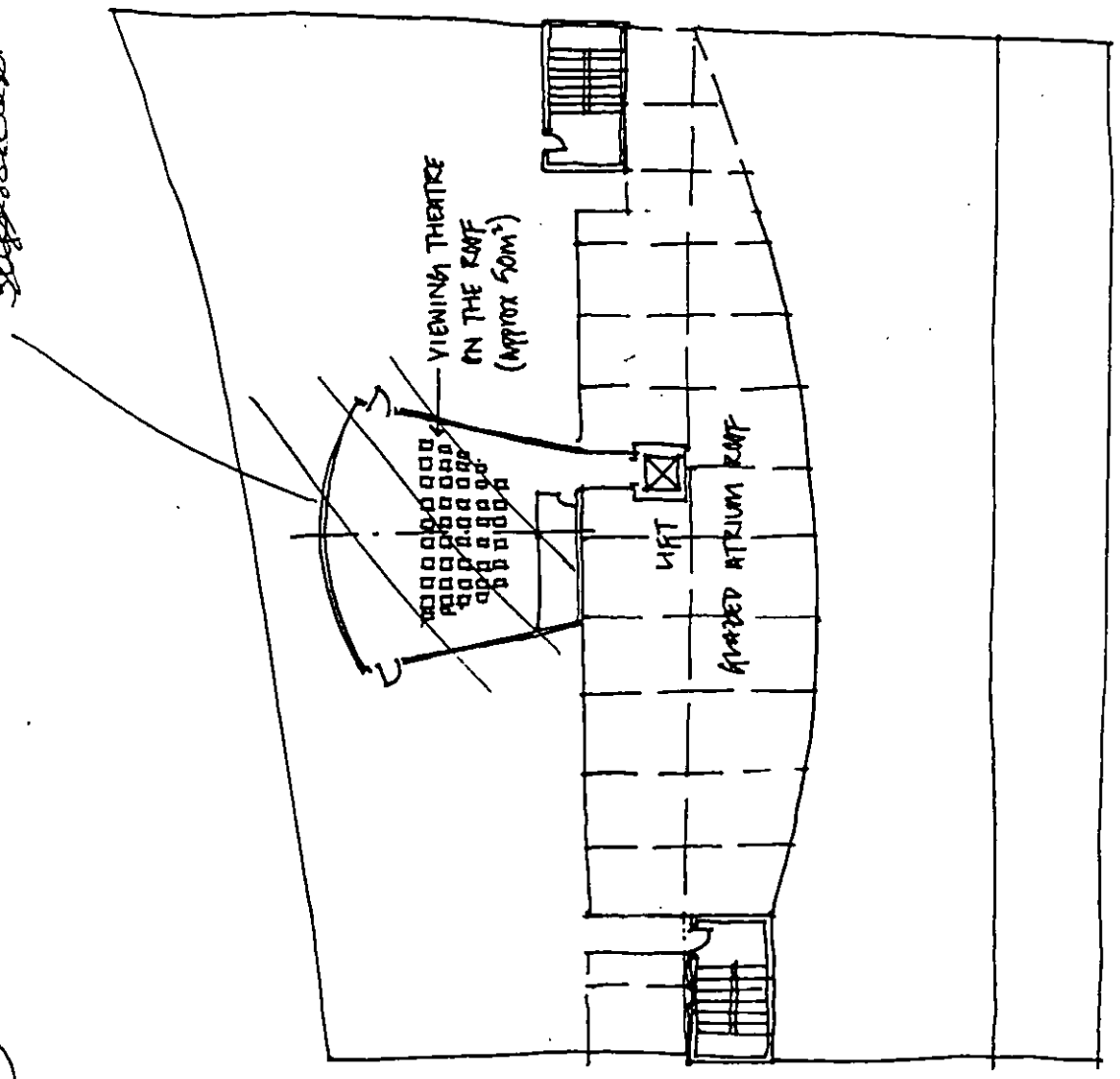


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← see letter CB 18/8/91

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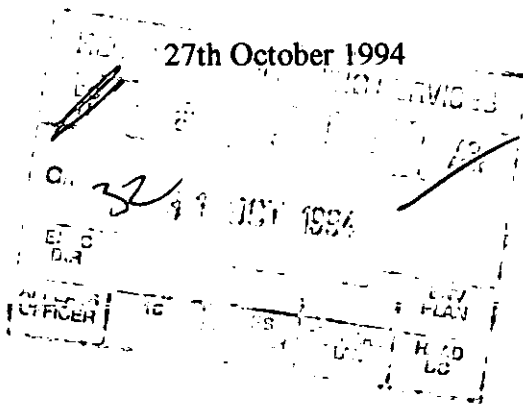


(02)  
NS  
CR 8/11/94  
3/10/94

Your Ref: DPS/DCN/NS/TP/92/1678

Our Ref: LKC/94/104/PAD/JMC/BI

Ms. Nancy Stevenson,  
Planning Department,  
Royal Borough of Kensington & Chelsea,  
The Town Hall,  
Hornton Street,  
London,  
W8 7NX.



Dear Ms. Stevenson,

**196-208 KENSAL ROAD LONDON W10**

I refer to your letter of 3rd October 1994 and thank you for giving British Waterways the opportunity to comment on this outline application. I regret that I have not responded sooner, but as you know the drawings I requested on 4th October only arrived at lunchtime today.

I understand that it is basically the same application that I commented on on the 9th December 1992. I trust therefore that both comments have been considered in your present report.

Turning to the new scheme, I welcome the reduction in overall height although I am disappointed that the communications tower has been removed. I feel the canal elevation requires a strong feature to break up its horizontality.

The concealment of the external restaurant by the towpath wall is also unfortunate, even with small openings. I believe, as it faces north, it would be a dark shadowy area particularly with the projecting canopy. I suggest it would be a great improvement if that wall were removed so that the space can then integrate with the towpath. If absolutely necessary, some well designed railings could provide security.

contd/.....

British Waterways  
Southern Region  
Brindley House  
Corner Hall  
Hemel Hempstead  
Hertfordshire  
HP3 9YT

Telephone  
01442 235400  
Fax  
01442 234932

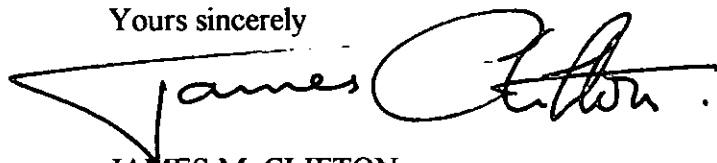


As I mentioned when we spoke, British Waterways considers this to be a very important site; I should therefore welcome the opportunity to meet you and the architect together, to discuss design principles, before the detailed scheme is produced.

I would be pleased to receive a copy of your Decision Notice in due course.

I am sending a copy of this letter to the agent.

Yours sincerely

A handwritten signature in black ink that reads "James Clifton". The signature is written in a cursive style with a large, sweeping initial "J" and "C".

JAMES M. CLIFTON

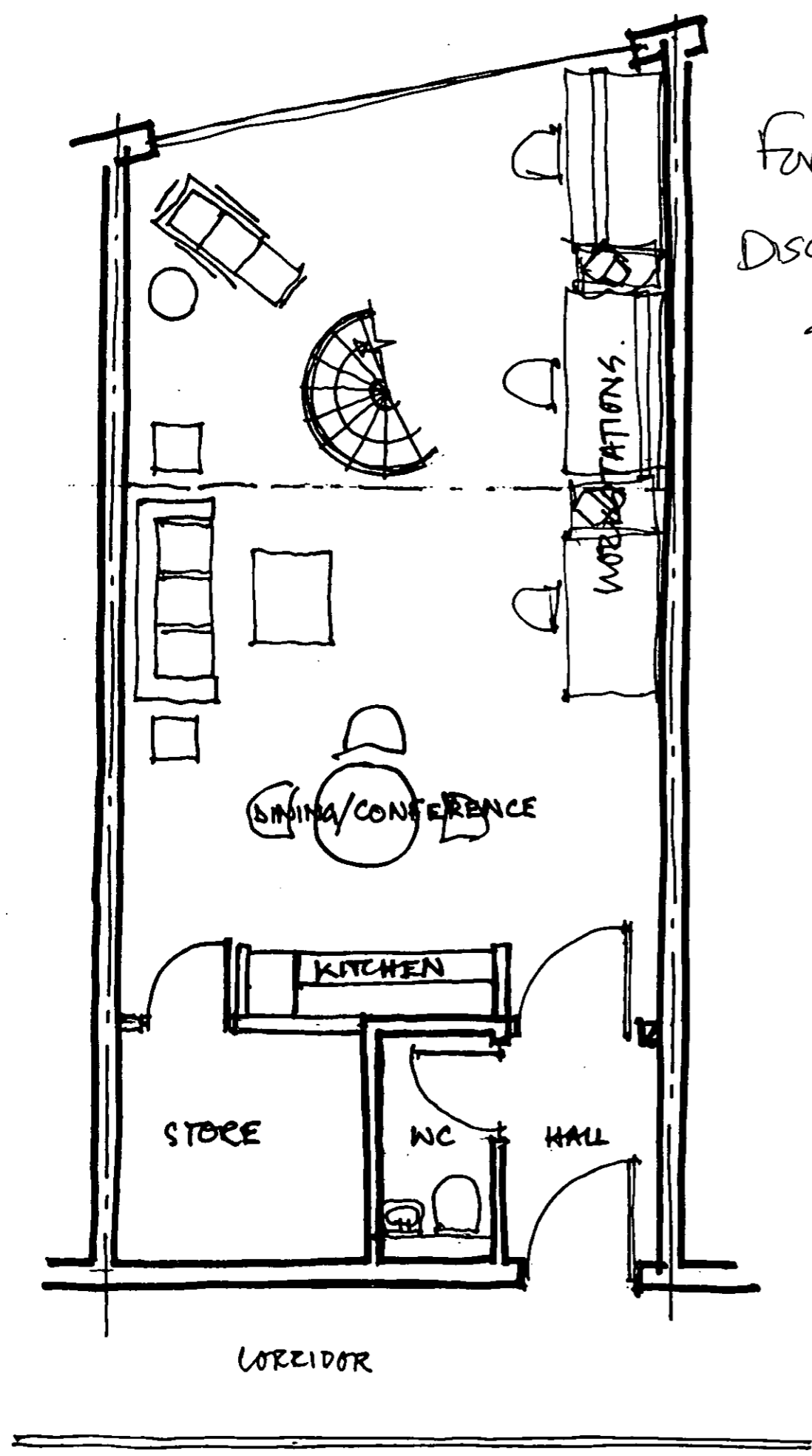
Environmental Planner (Southern Region)

c.c. Mark Bensted, Waterway Manager, London/Lee & Stort.

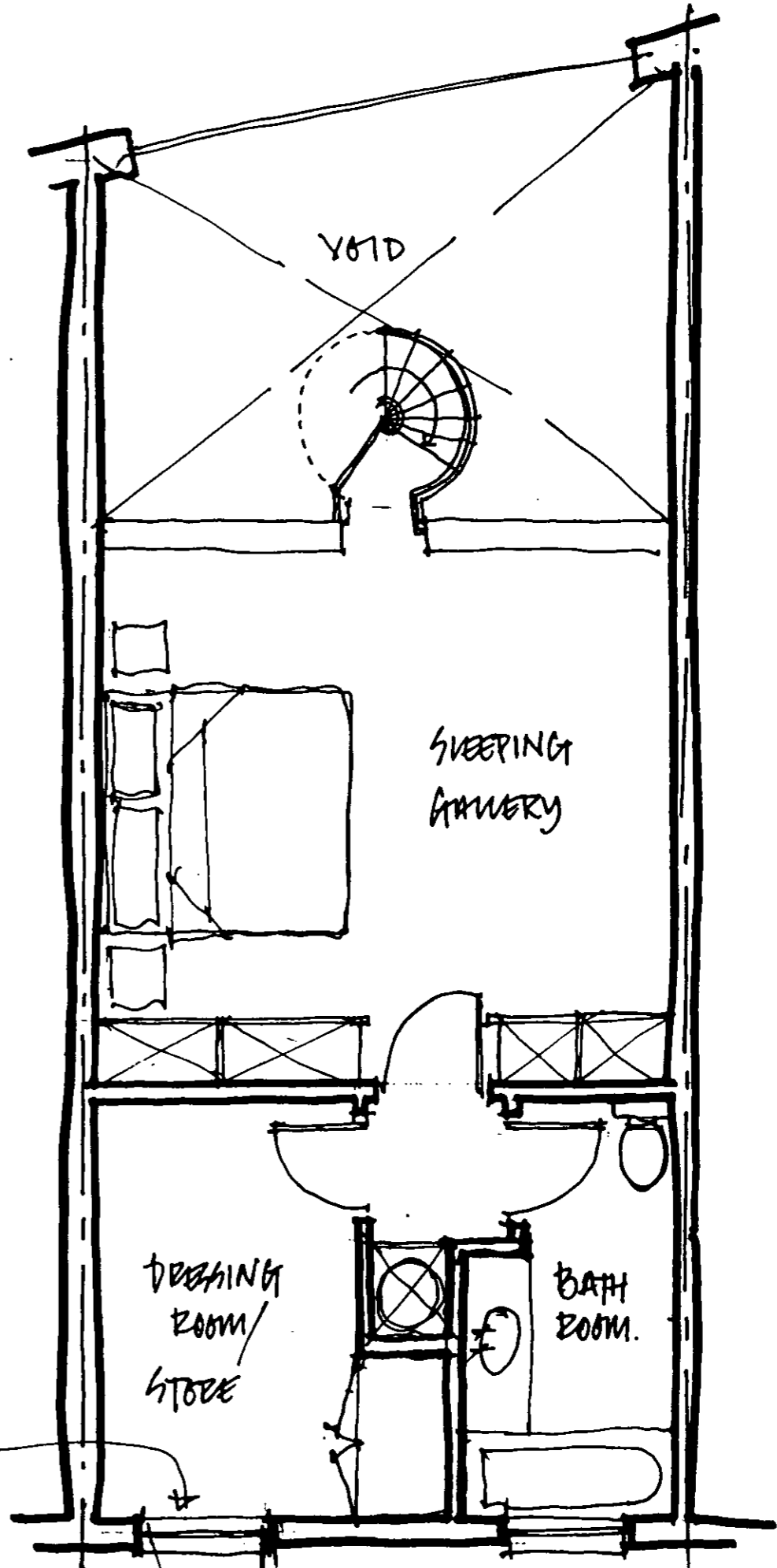
c.c. Mr. S.B. Gray, Canalot Production Studios, 222 Kensal Road, London, W10.

28/11

for  
Discussion  
only



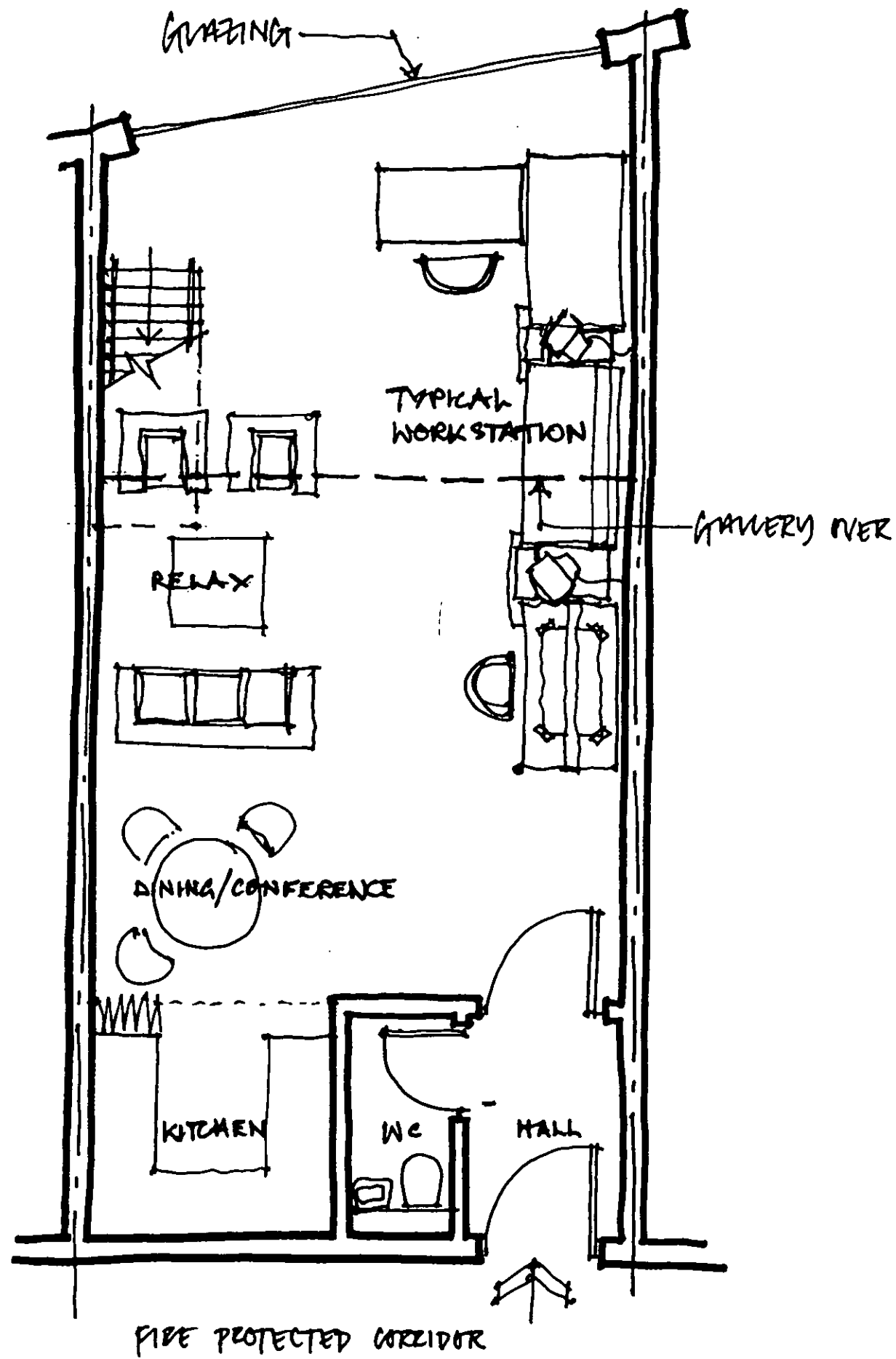
TYPICAL UNIT - LOWER LEVEL



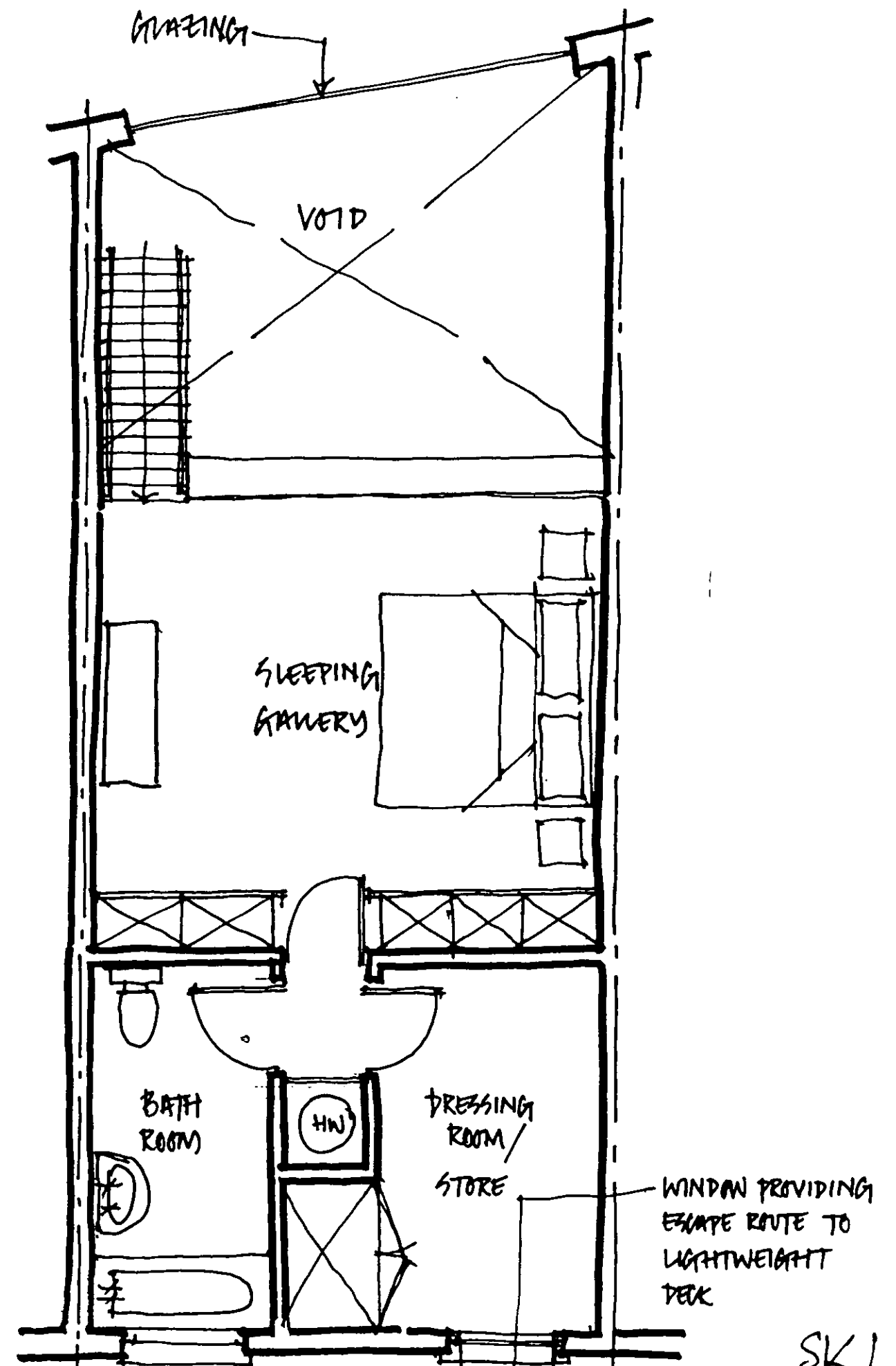
WINDOW PROVIDING  
ESCAPE ROUTE TO  
LIGHTWEIGHT  
DECK.

TYPICAL UNIT - UPPER LEVEL

SK 2



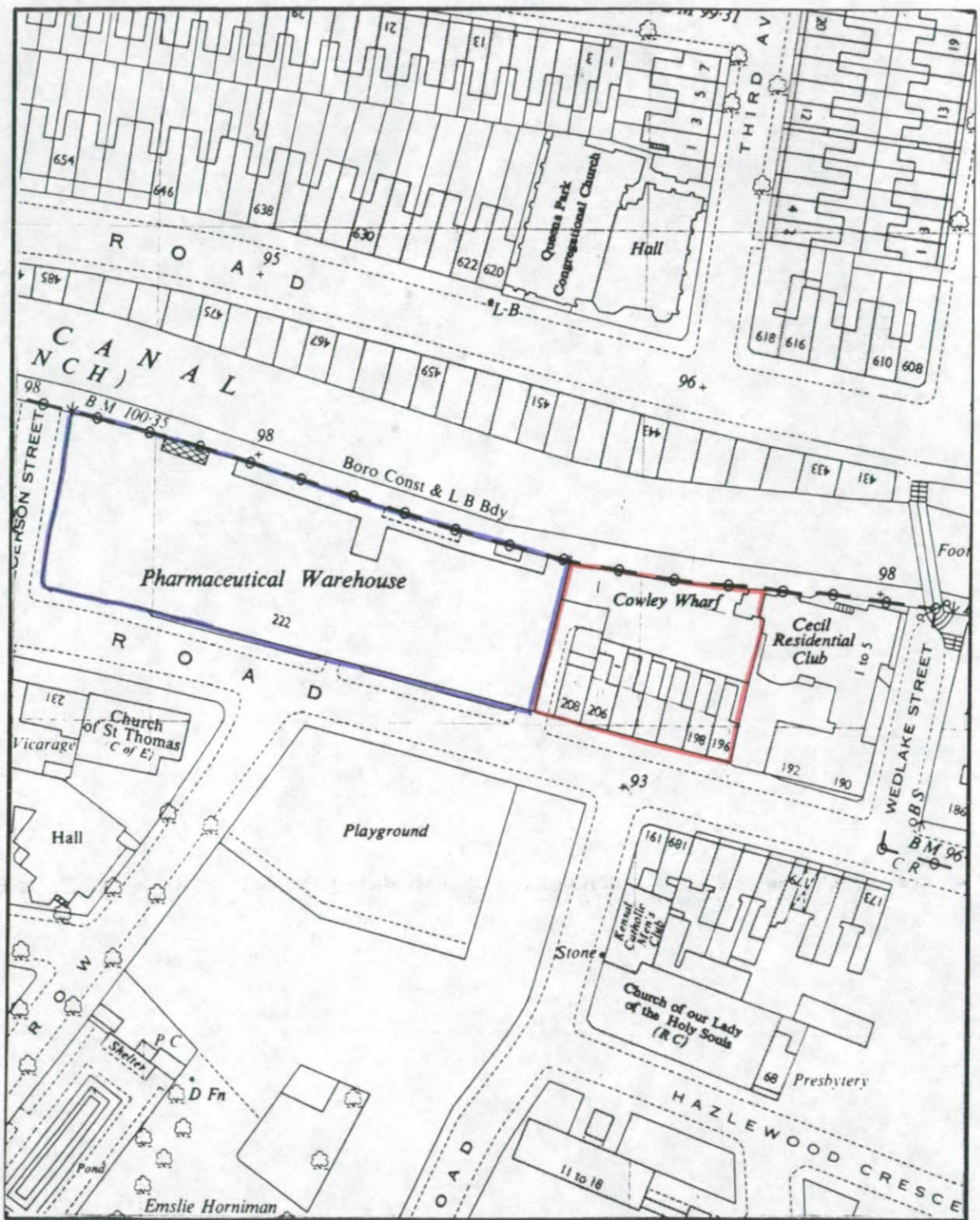
TYPICAL UNIT - LOWER LEVEL  
(FIRST FLOOR)



TYPICAL UNIT - UPPER LEVEL

SK 1

# 196-208 Kensal Road: Location Plan

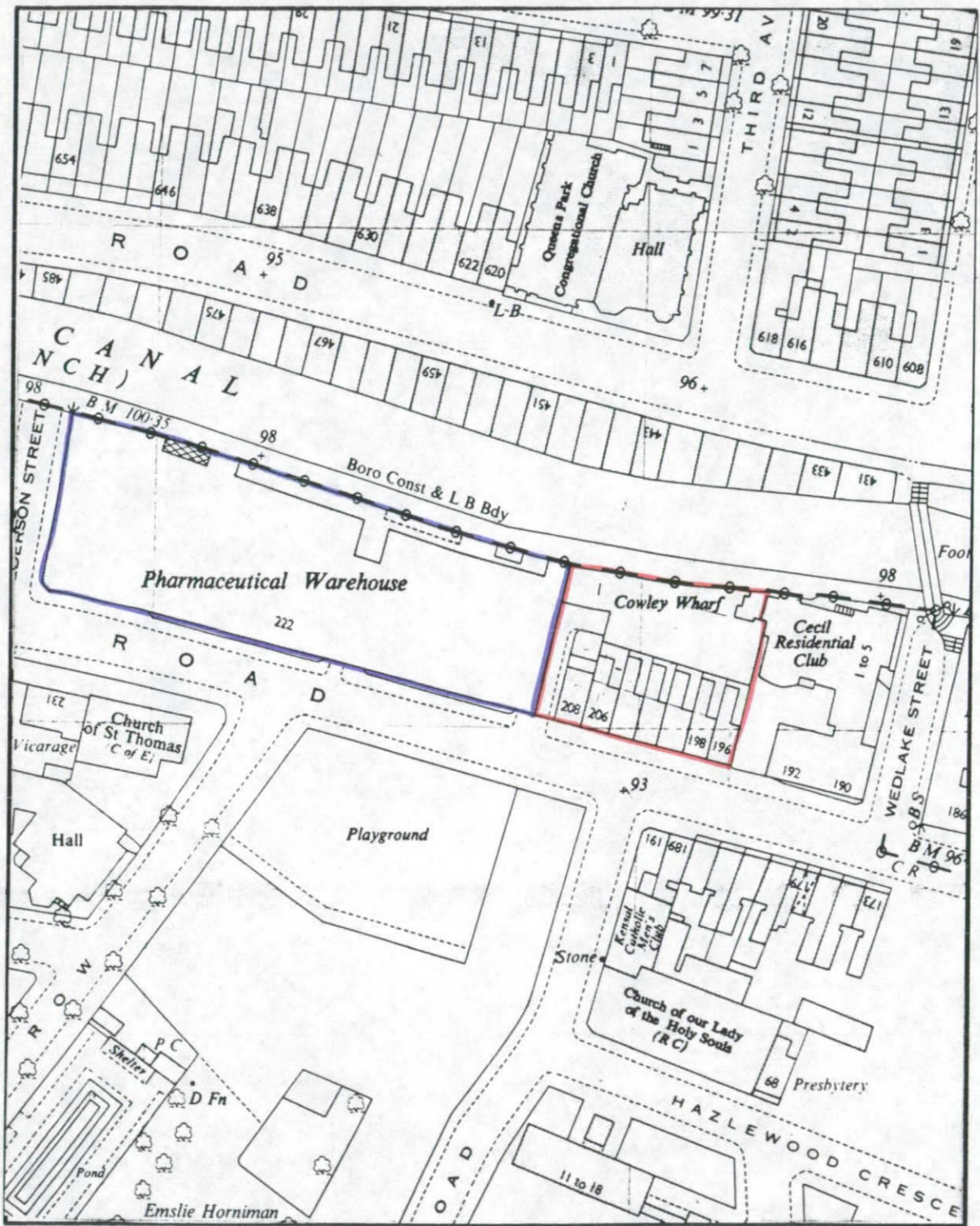


## Key

 The Site



# 196-208 Kensal Road: Location Plan

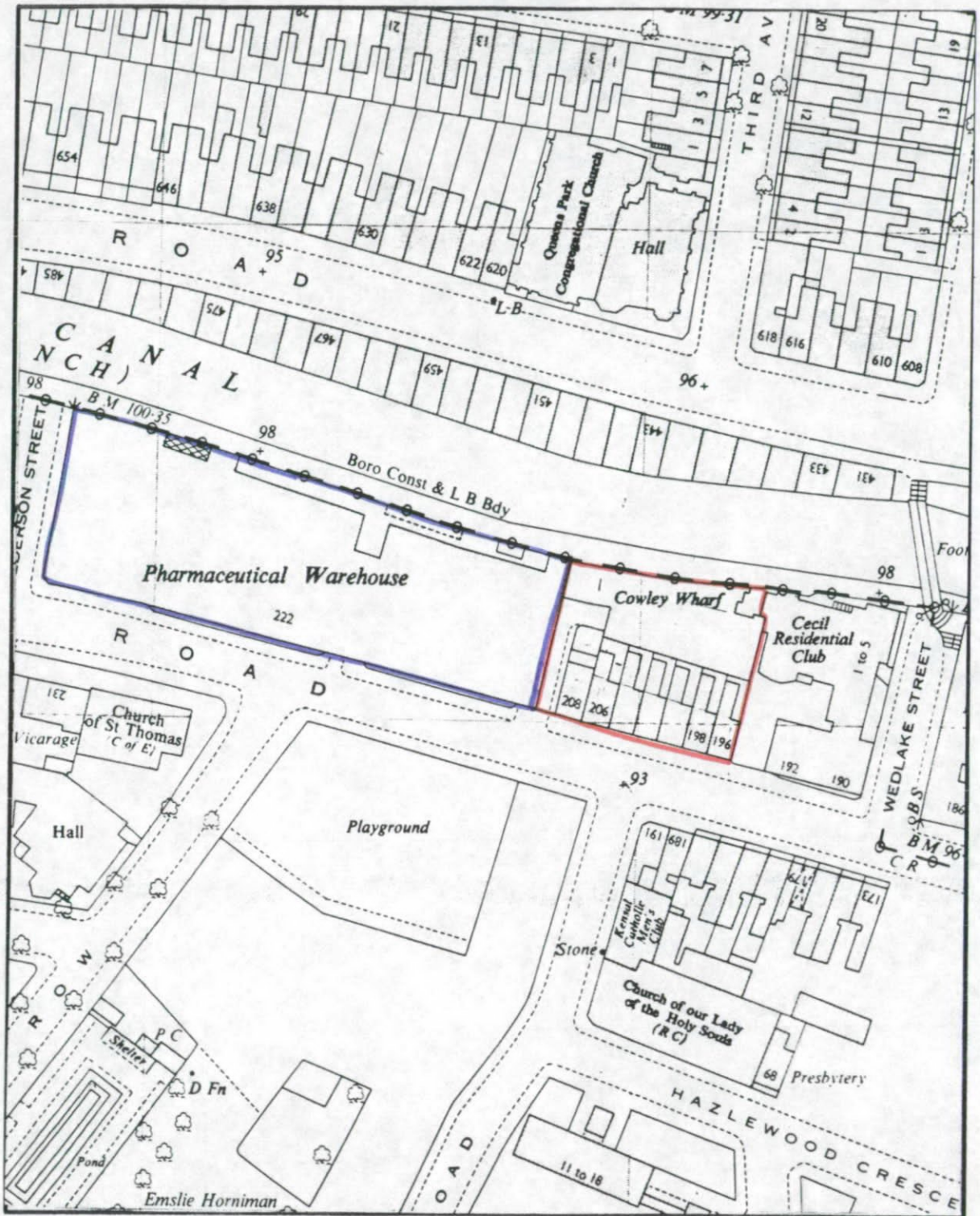


## Key

 The Site



# 196-208 Kensal Road: Location Plan

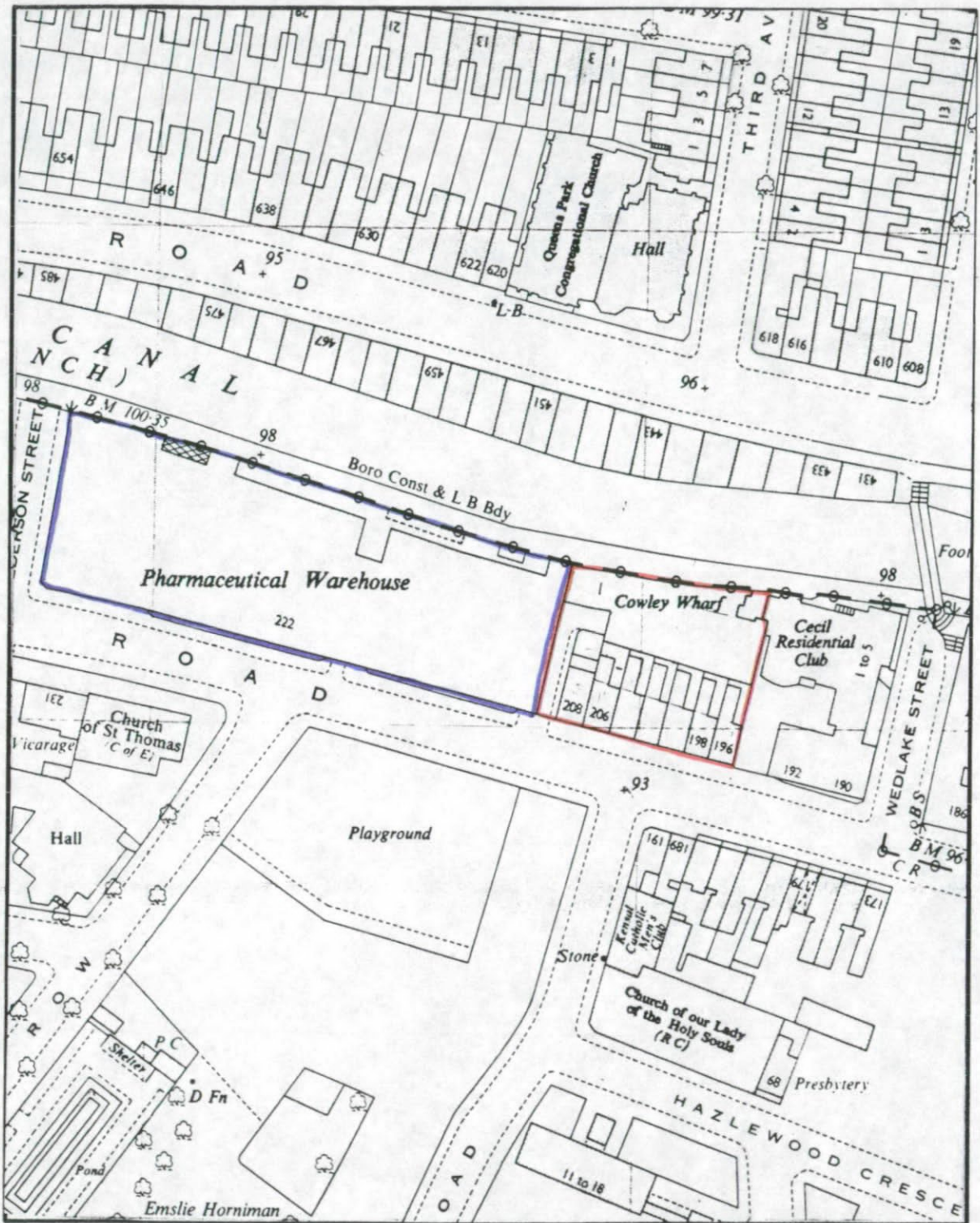


## Key

 The Site



# 196-208 Kensal Road: Location Plan



## Key

 The Site





Roger Casemore Esq.  
City Challenge Planning Team Leader  
The Royal Borough of Kensington & Chelsea  
Campden Institute  
95 Lancaster Road  
London W11 1QQ

23 November 1992

Dear Roger

What an exciting discussion it was this morning! Glennis and I came out feeling very impatient to get started - there appear to be so many practical and accessible possibilities.

Quite apart from all the good works already afoot in North Kensington, the idea about which we are particularly enthusiastic is the promotion of the Kensal Road area as a place which is specifically appropriate for and attractive to small businesses in the media, the arts and design. In effect, we suggest going to considerable lengths to sell the area and its developing charms to the media arts and design worlds so that it can compete effectively with Covent Garden and Soho. I am not at all sure whether anything like this has ever been done before, but we believe that a dynamic new partnership between the Town Hall and businesses in Kensal Road set up specifically for this purpose would not only make the area more fruitful for those already at work there but also generate a magnetism which would attract many more small media type businesses. We believe that a relatively modest input could go a long way towards putting the Kensal Road area on the world media map.

To this end Glennis and I have been giving thought to the specifics of such a campaign, and in particular the elements which would serve to attract new small businesses to the area.

Cont'd/





Roger Casemore Esq. 23 November 1992 (Cont'd)

On the attached sheet we set out a number of ideas for consideration and further discussion.

We very much look forward to meeting you, Vera and Will again, on Wednesday 9 December at Canalot and to the continuation of a very exciting discussion.

Your sincerely  
Bennie Gray

**Bennie Gray**

cc: Vera Cajic  
cc: Will Dorman



## **A LOCATION WITH A STRONG IDENTITY**

It would be a tremendous advantage if as soon as possible the immediate area around Kensal Road Area were to be given a one or two word name which might in time become as strong in the public mind as that of Soho, Covent Garden, Montmartre, Greenwich Village etc etc. This needs much careful and shrewd consideration. To call it 'the Kensal Road Area' is pretty weak, calling it Kensal Town might be misleading and I am not sure about Kensal Green. Perhaps the term 'quarter' might come into it, or something like "Kensal Basin"? At any rate we need to come to a conclusion about the name to be promoted as soon as possible.

Also, it might be a good idea to establish the perimeter of the area in such a way that people become aware of the fact that they are entering the territory.

## **THE RIGHT KIND OF SPACE**

It is of course a sine qua non of the strategy that the Kensal Road area is able to offer a wide range of workspaces - generally speaking in the range of about 200 up to about 1500 square feet - which are affordable and attractive to people who on the whole are visually sophisticated.

That the Saga building is likely to be adapted for use by artists is very good news indeed. The more space that can be generated within the spectrum of activities that we want to promote the better. We are already at the point where synergy is beginning to work its magic and thus the more small creative enterprises that can be attracted to the are the better.

It seems that there are already some 2-300 businesses between Trellick tower and the Ladbroke Grove (see Glennis' research). I would suggest that a modest target taking into account the potential for 196 Kensal Road and the Saga building is that this figure be doubled over the course of the next five years.



## **THE POTENTIAL ATTRACTIONS OF KENSAL ROAD FOR SMALL BUSINESSES**

### **CAR PARKING**

The typical small media type business in North Kensington does not have a transport department. Because making films and videos is a linear process, bulky objects frequently need to be moved at short notice. For this purpose most small media type businesses use motor cars. These vehicles are used primarily as **working tools** rather than commuter conveniences.

Because this is the case, and because the area is particularly ill served by public transport, it is imperative that the parking facilities in the Kensal Road area for small businesses and their visitors are practical and reasonably economical. A major concern is the debate which has been going on for some time about the introduction of a CPZ in the area, the mere threat of which has already caused one or two businesses to leave Kensal Road (we enclose documents which might cast some light on this whole vexed subject). The bottom line is that unless we can offer good and practical parking facilities, there is no way in which Kensal Road will be able to compete with more conventional (and accessible) places like Covent Garden and Soho in attracting the sort of businesses we want.

### **A STYLISH CONTEXT**

Kensal Road and its side streets boast a number of interesting buildings both old and new. There is also the canal to the North and the park to the South and various other interesting townscape features. However, at present the overall picture is a fairly dismal one because nobody seems to have given much thought to the area as a whole. We believe that the potential for some fast and economic beautification is tremendous. Matters for consideration might include: general street furniture, street lighting, the park, coordinated colour schemes for buildings and windows etc, the improvement of facades generally, the presence of the canal, etc etc.

Perhaps a design brief for the area should be drawn up and circulated to all local building owners and of course to all relevant departments within the Town Hall. With the right sort of active encouragement and subsidy, the possibilities could lend considerable impetus to developing the magnetism of Kensal Road to small media businesses.



## **SECURITY**

Security both for people and property is a very serious problem in North Kensington. Vehicles are regularly vandalised in broad daylight. Many people, especially women, feel insecure walking around at night.

In order to promote the neighbourhood to small business it is very important that the matter of security is dealt with urgently. This is a matter which needs to be sorted out in full consultation with the police. Certainly, some sort of full time patrolling would make a tremendous contribution to the problem as might the installation of video cameras and a business neighbourhood watch scheme. The sooner Kensal Road loses its reputation as an insecure area the better.

## **SOCIAL DIVERSITY**

The immediate surrounding residential areas are composed almost entirely of council developments accommodating people in various degrees of need. It would be a major contribution to Kensal Road to introduce a different kind of housing - perhaps hostel or studio accommodation for students or some kind of middle class accommodation - in order to broaden the social and economic spectrum of those living in the area. This might be attractive to small scale entrepreneurs wanting to live and work in the area (the idea of an atelier). And, of course, more mixed residential use could make a useful contribution to sorting out some of the security problems and providing more of a 24 hour life to the area.

## **CONGENIALITY**

One of the things which characterises established arts and media districts such as those mentioned above is a proliferation of restaurants, winebars, cafes and other places where people gather. Kensal Road needs much more of this kind of activity. Establishments overlooking or with a view of the canal could be very popular. Energy should be directed at generating such waterside spaces. With the right marketing it should not be too difficult to attract imaginative restaurateurs, cafe operators etc to Kensal Road. This could make an important contribution to enhancing the glamorous and stylish image of the area - which would certainly be good for business.



(Congeniality Continued .../)

In this context, the idea of establishing some sort of market activity adjacent to the Saga building is very much in the right direction. It could go some way towards lifting the 'bustle factor' of the area especially at weekends.

#### THE CANAL

The Grand Union canal is a very attractive feature to the people who know of its existence. Indeed at Canalot we find that the studio spaces overlooking the canal are much more in demand than those which face the park, in spite of the fact that the canal is to the north of the building. The irony is that the canal seems to be one of North Kensington's best kept secrets. Anything which can be done to make its existence more evident, to improve the towpath from the point of view of cleanliness and security, and even to make use of it as a transport amenity would most certainly constitute another attraction for the area.

#### PROMOTION

Although the Kensal Road area does not and will not exist primarily to entertain the world at large it is at the same time very important to give it a prominent public identity. To this end we believe that relevant public access activities should be encouraged including not only restaurants cafes and wine bars but also art galleries, markets, theatre, a small cinema and such special events as summer festivals (to support such charities as the Portobello Trust) - all of which would go some way towards getting our name in the papers as often as possible. At the same time a good PR Company should be hired. Also it might be a good idea to establish links between the Kensal Road Area and similar concentrations of creative enterprise in other parts of the country, Western Europe and North America. This is a subject upon which I have been working on behalf of the Custard Factory in Birmingham in recent months. There are rich possibilities here.

Another very important contribution would be to ensure that Kensal Road and all its facilities are well represented at relevant trade fairs, film festivals etc.etc., at home and abroad.



### **SMALL MEDIA BUSINESSES NEED ALL THE HELP THEY CAN GET**

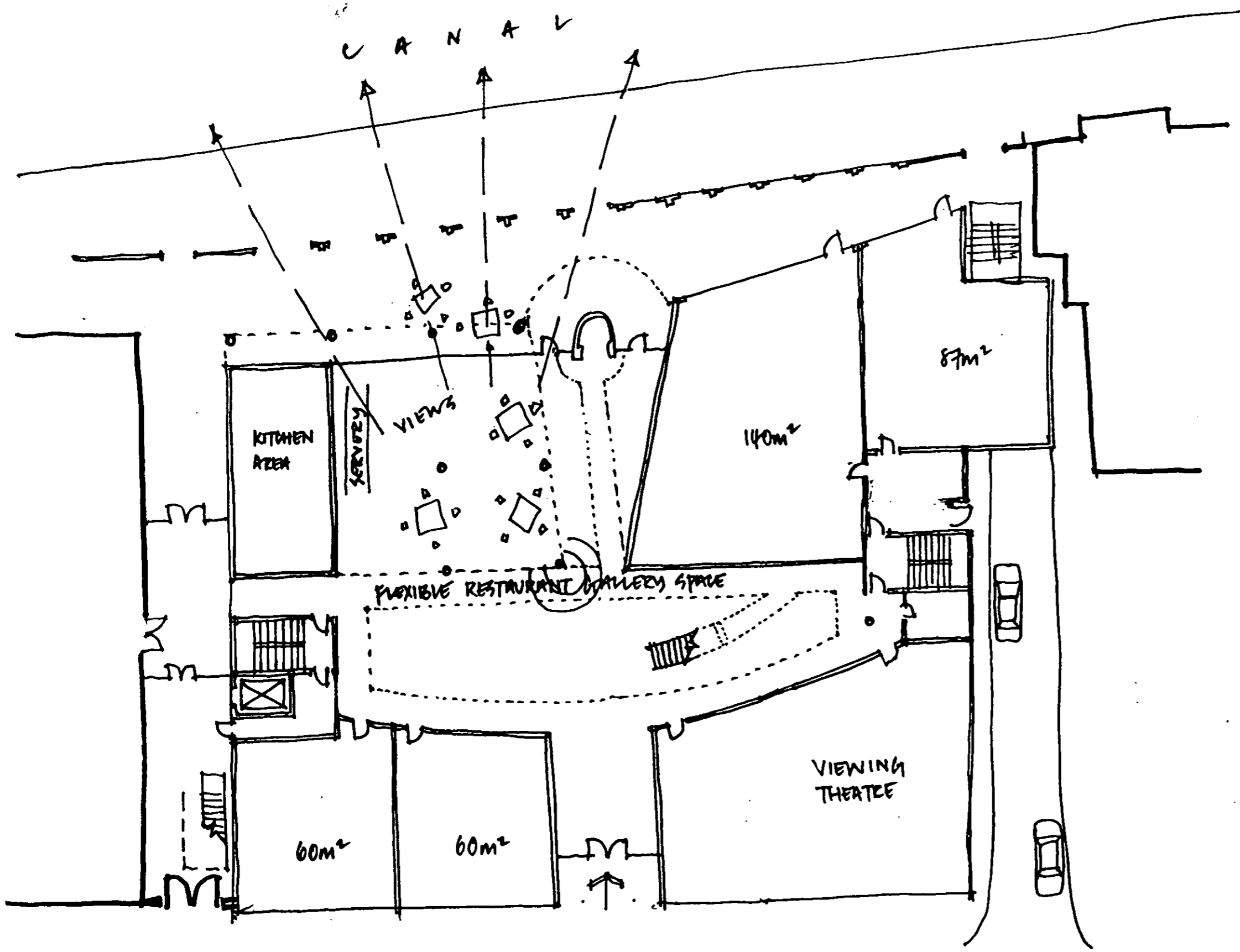
A proportion of the small businesses that might be attracted to the Kensal Road area will be start ups which are probably under capitalised, certainly inexperienced and very much looking for some sort of warmth and comfort in a friendly and encouraging commercial context. Such enterprises need and deserve as much help as possible and the availability of such resources should be established and actively broadcast.

A few possibilities:

- a scholarship spaces, whereby small start up enterprises could be offered free or subsidised space for a limited period of time
- b free business advice on all sorts of levels including legal accountancy financial etc
- c a way in which small enterprises in the arts media and design could be plugged into a whole network involving the many hundreds of similar businesses in the Kensal Road area
- d personal introductions to all those agencies which offer special advantages to start up businesses, including such organisations as the Princes' Trust, the Nat West etc etc.
- e Membership of the "Kensal Basin? Arts & Media Association" - a grouping of local enterprise.

To a very useful extent some of this work is already being done by the Portobello Trust, the Business Resource Centre, the North Kensington Task Force and by Canalot itself. However, these efforts need to be coordinated, and given a specific identity within the context of the Kensal Road initiative.

Improving frequency on Annemith/City line.



*Superseded*

PLANNING SERVICES  
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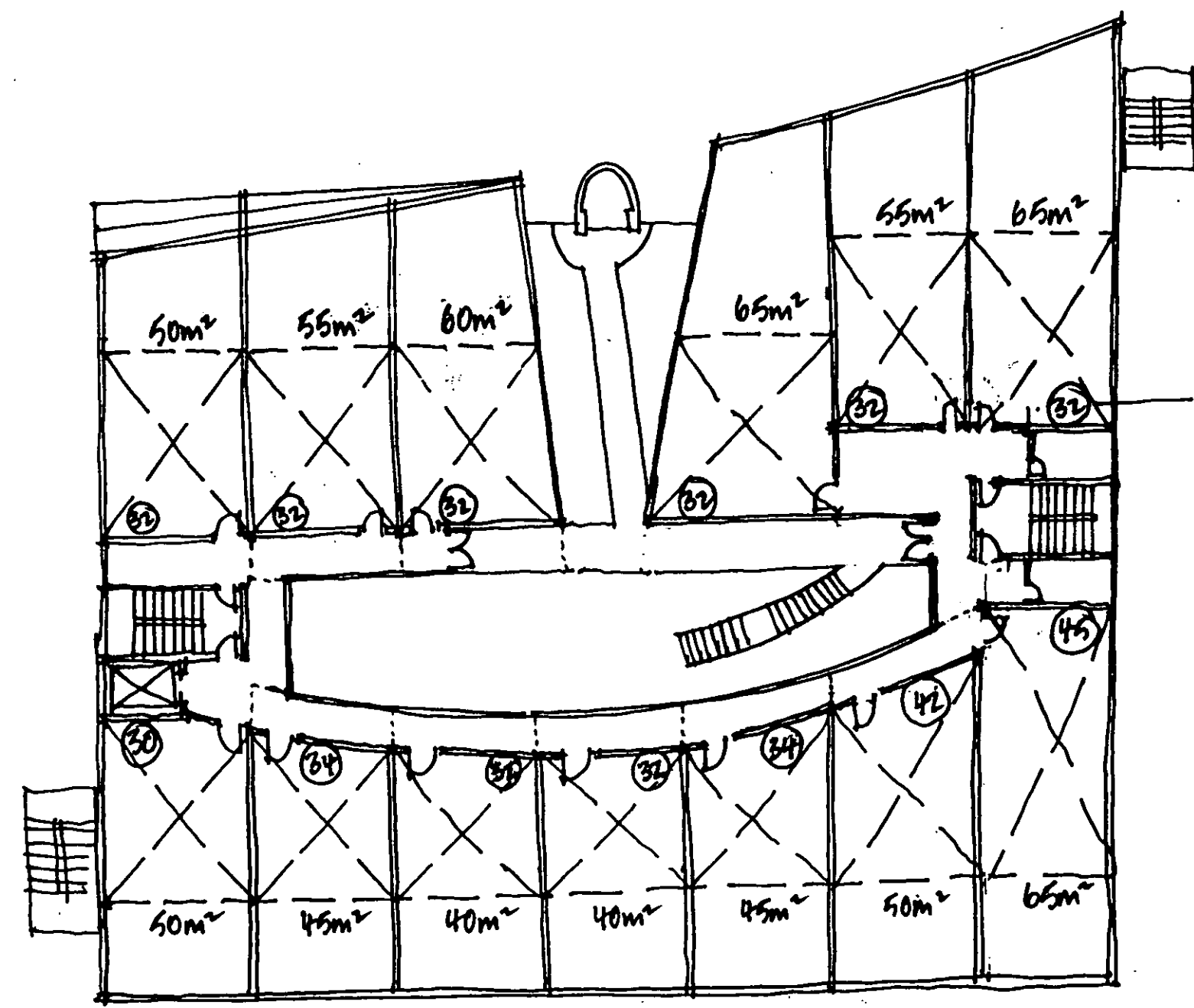
CHRIS WILKINSON ARCHITECTS  
 Studio 2, 10 Bowling Green Lane  
 LONDON EC1R 0BD  
 Telephone 071 251 8622  
 Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 - CANALLOT 2  
 GROUND FLOOR PLAN  
 1:200 14.10.93 /SK104C

ILLUSTRATIVE



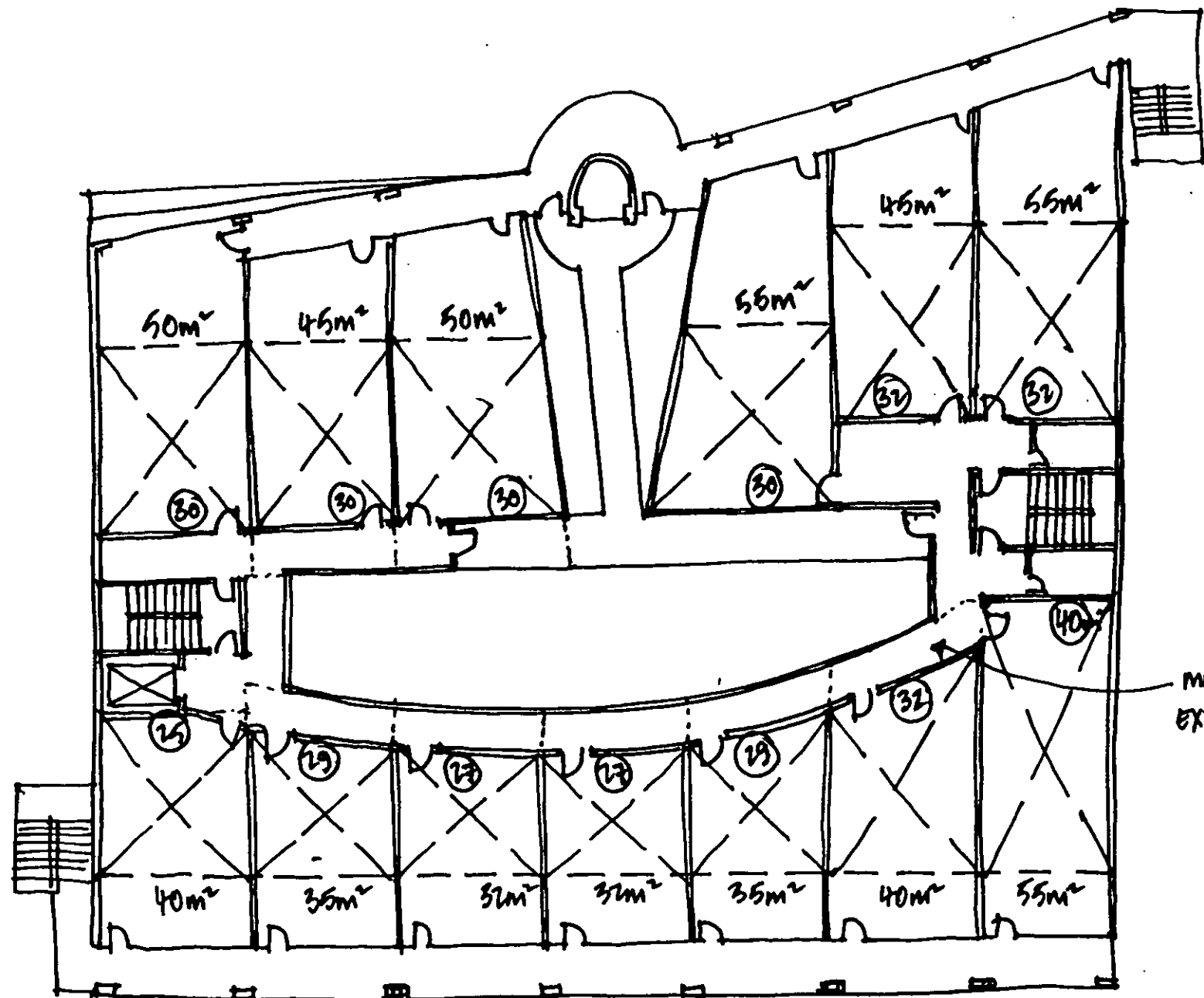
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| On 19 JULY 1993               |                |                 |                |            |
| ELEC<br>TIR                   | PL<br>SERVICES | ENV<br>PLAN     |                |            |
| AS<br>SAL<br>PROG             | TO             | FRES<br>OFFICER | WORKED<br>FILE | HEAD<br>DC |

1-3.01/A



MEZZANINE GALLERIES  
EXTEND ACROSS CORRIDOR

SUPPLEMENTARY

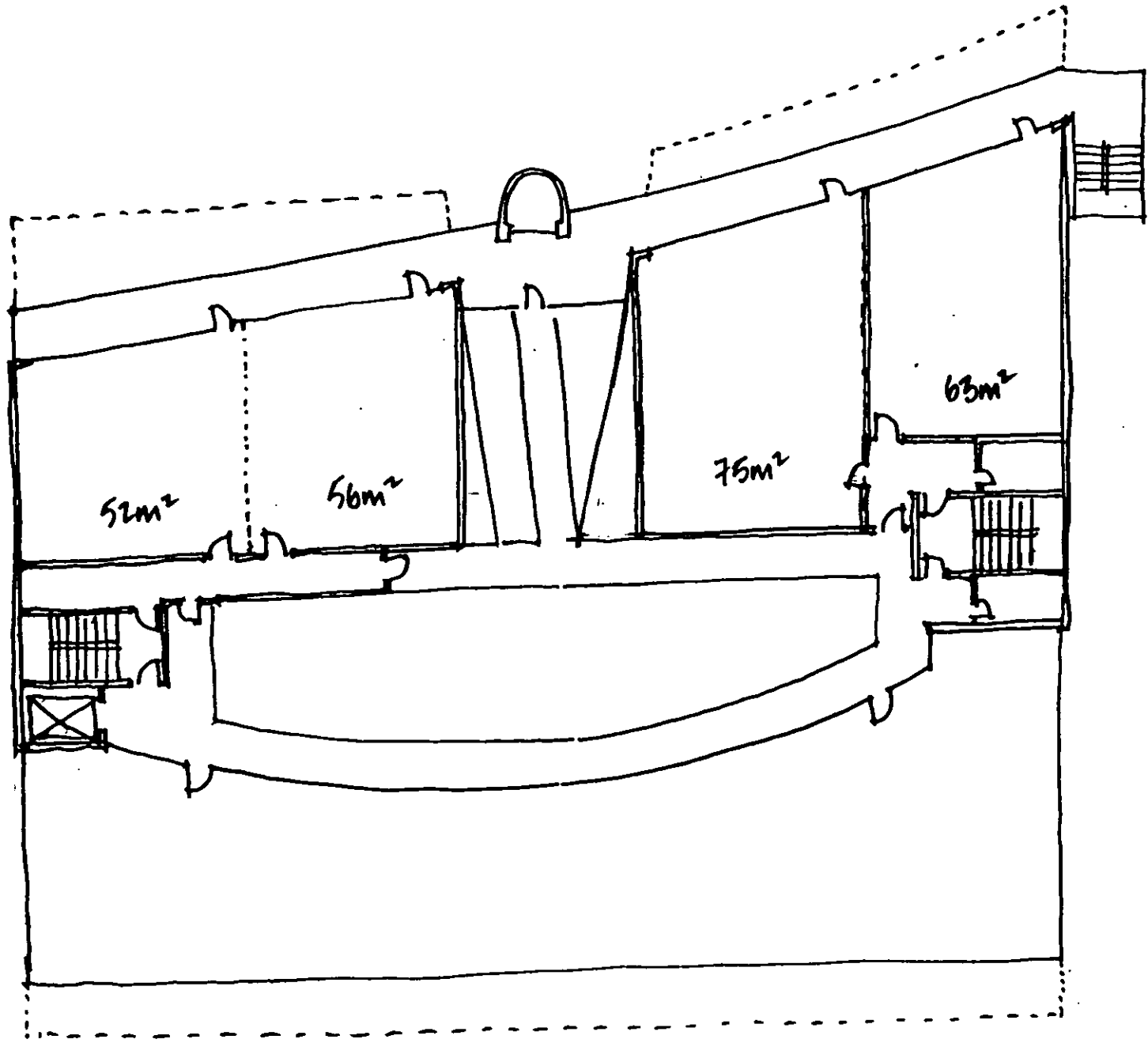
|                               |         |                  |                 |             |            |
|-------------------------------|---------|------------------|-----------------|-------------|------------|
| HCL MEDICAL PLANNING SERVICES |         |                  |                 |             |            |
| ES<br>H                       | ES<br>C | ES<br>F          | E               | AD<br>ACK   |            |
| On                            |         | 19 JULY 1993     |                 |             |            |
| L<br>D.A                      | 10      | FILES<br>OFFICER | FORWARD<br>PLAN | ENV<br>PLAN | HEAD<br>DC |

CHRIS WILKINSON ARCHITECTS  
 Studio 2, 10 Bowling Green Lane  
 LONDON EC1R 0BD  
 Telephone 071 251 8622  
 Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 -CANALOT 2  
 SECOND FLOOR PLAN  
 1:200 14.10.93 /4K 1070.

ILLUSTRATIVE

1-3.11/A



SUPERSEDED

SUPERSEDED

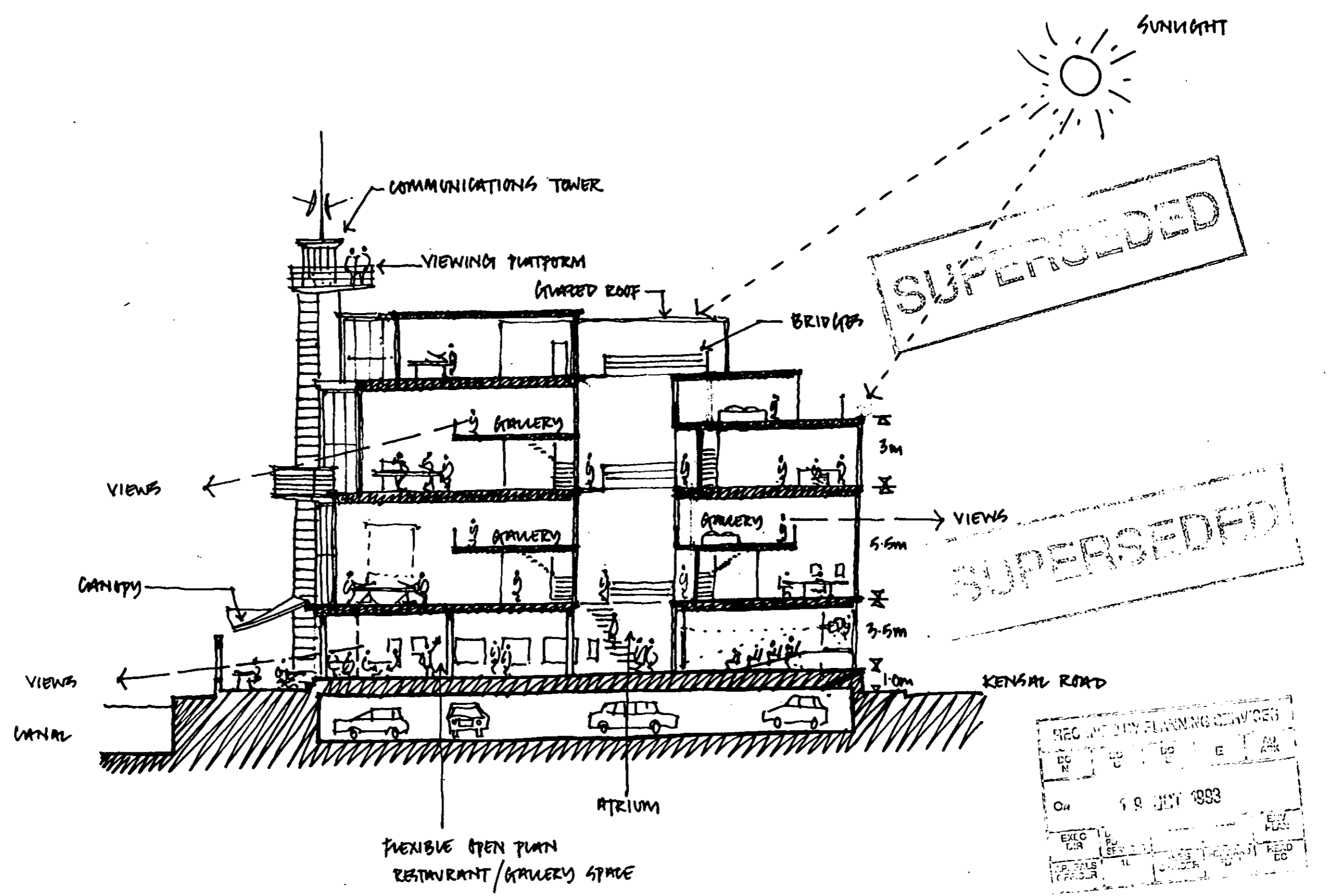
|                           |              |            |
|---------------------------|--------------|------------|
| REQUIRE PLANNING SERVICES |              | AD<br>FOR  |
| EC<br>11                  | PS<br>C      |            |
| On                        | 19 JULY 1993 |            |
| EG<br>11A                 | EW<br>PLAN   | HEAD<br>DC |
| 10                        | 10           |            |

ILLUSTRATIVE

CHRIS WILKINSON ARCHITECTS  
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 LONDON EC1R 0BD  
 Telephone 071 251 8622  
 Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 - CANALOT 2  
 THIRD FLOOR (ROOF) PLAN  
 1:100 14.10.93 /SK108C

3/1A



ILLUSTRATIVE

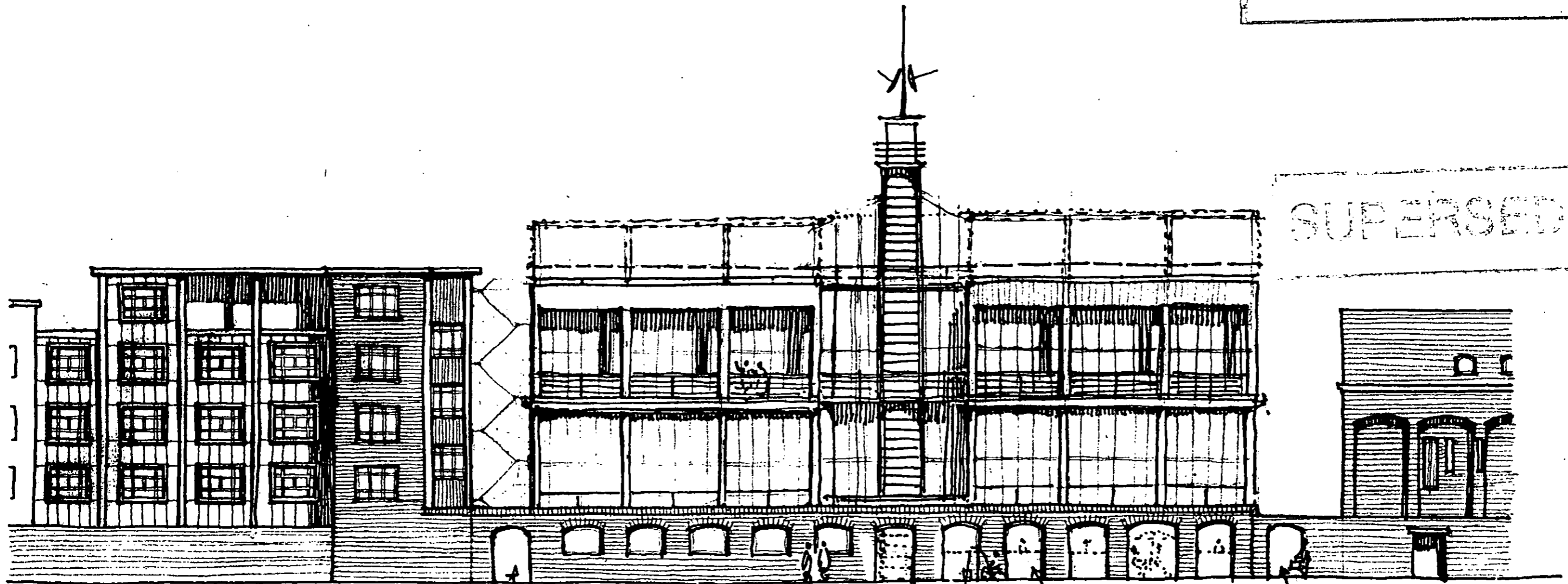
CHRIS WILKINSON ARCHITECTS  
 Studio 2, 10 Bowling Green Lane  
 LONDON EC1R 0BD  
 Telephone 071 251 8822  
 Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 - CANAL 2  
 ILLUSTRATIVE CROSS SECTION  
 1:700 23.8.93 /SK103C

|                             |          |       |         |
|-----------------------------|----------|-------|---------|
| REG. ARCHITECTURAL SERVICES |          |       |         |
| DC N                        | DC U     | DC E  | DC AR   |
| On                          | 9.9.1993 |       |         |
| EXEC DIR                    | PLN      | DES   | HEAD DC |
| PROJ MGR                    | CONTR    | CLERK |         |

SUPERSEDED

SUPERSEDED



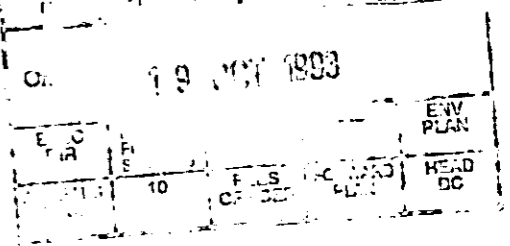
← EXISTING RNIB BUILDING

THE SITE  
196-208 KENSAL ROAD

EXISTING CANALOT BUILDING SERVICES

NEW OPENING

EXISTING CANALSIDE WALL OPENINGS ENLARGED



CHRIS WILKINSON ARCHITECTS  
Studio 2, 10 Bowling Green Lane  
LONDON EC1R 0BD  
Telephone 071 251 8622  
Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
- CANALOT 2

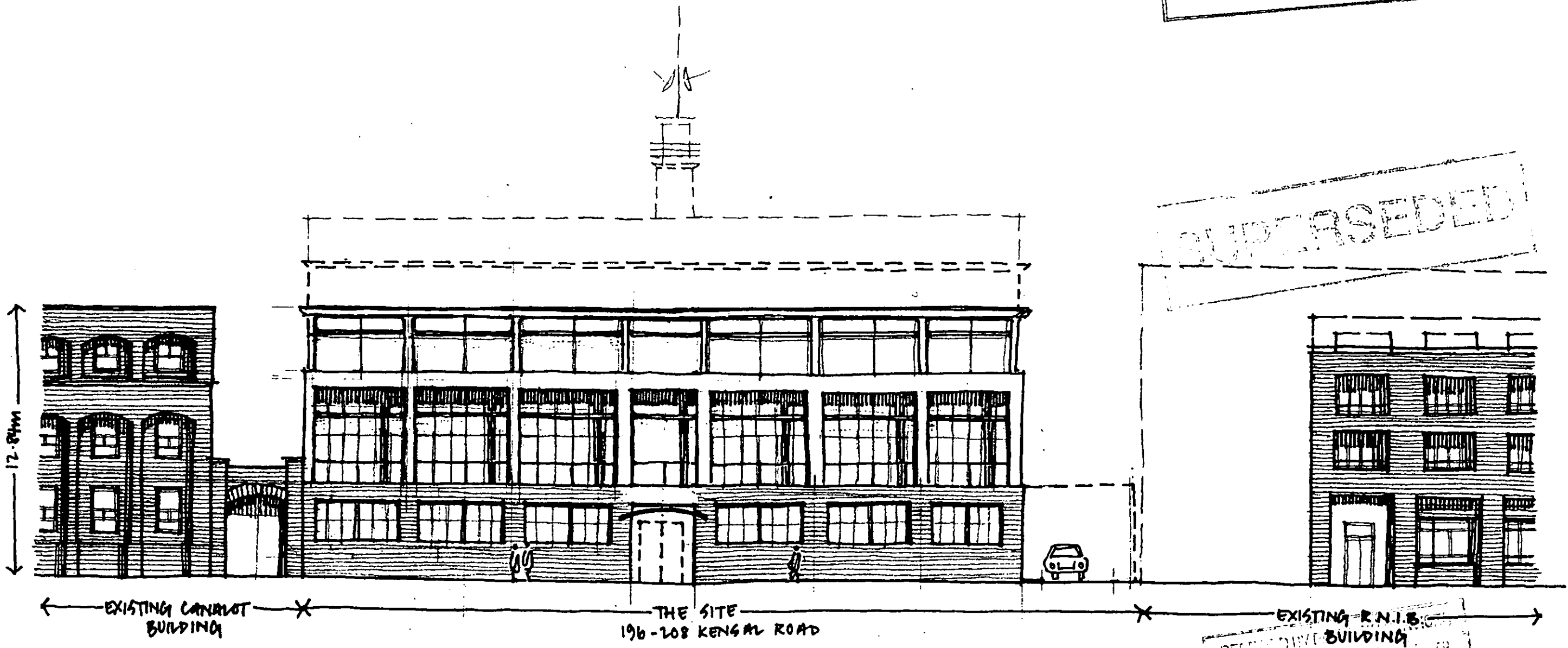
NORTH ELEVATION TO CANAL

1:7.00 7.10.02

15K1050

3.07/A

SUPERSEDED



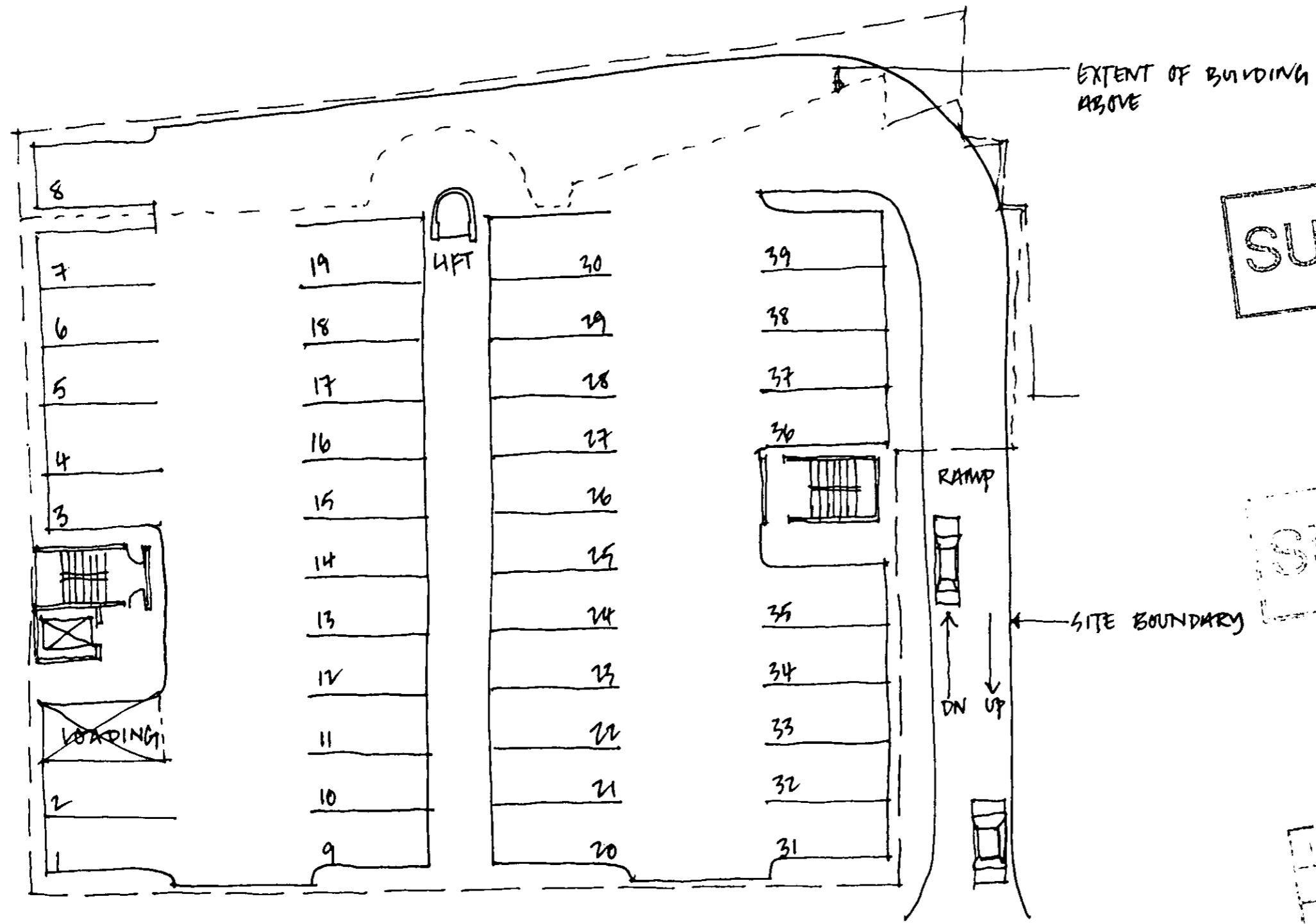
SUPERSEDED

REC'D  
 DC N  
 DC C  
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 DC A  
 OF 19 OCT 1993  
 EXEC  
 HEAD DC  
 DETAILS  
 CP. SEC.

CHRIS WILKINSON ARCHITECTS  
 Studio 2, 10 Bowling Green Lane  
 LONDON EC1R 0BD  
 Telephone 071 251 8822  
 Fax 071 251 8419

PROPOSED DEVELOPMENT AT KENSAL ROAD  
 CANALOT 2  
 SOUTH ELEVATION TO KENSAL ROAD  
 1:200 14.10.93 /SK 1020

ILLUSTRATIVE

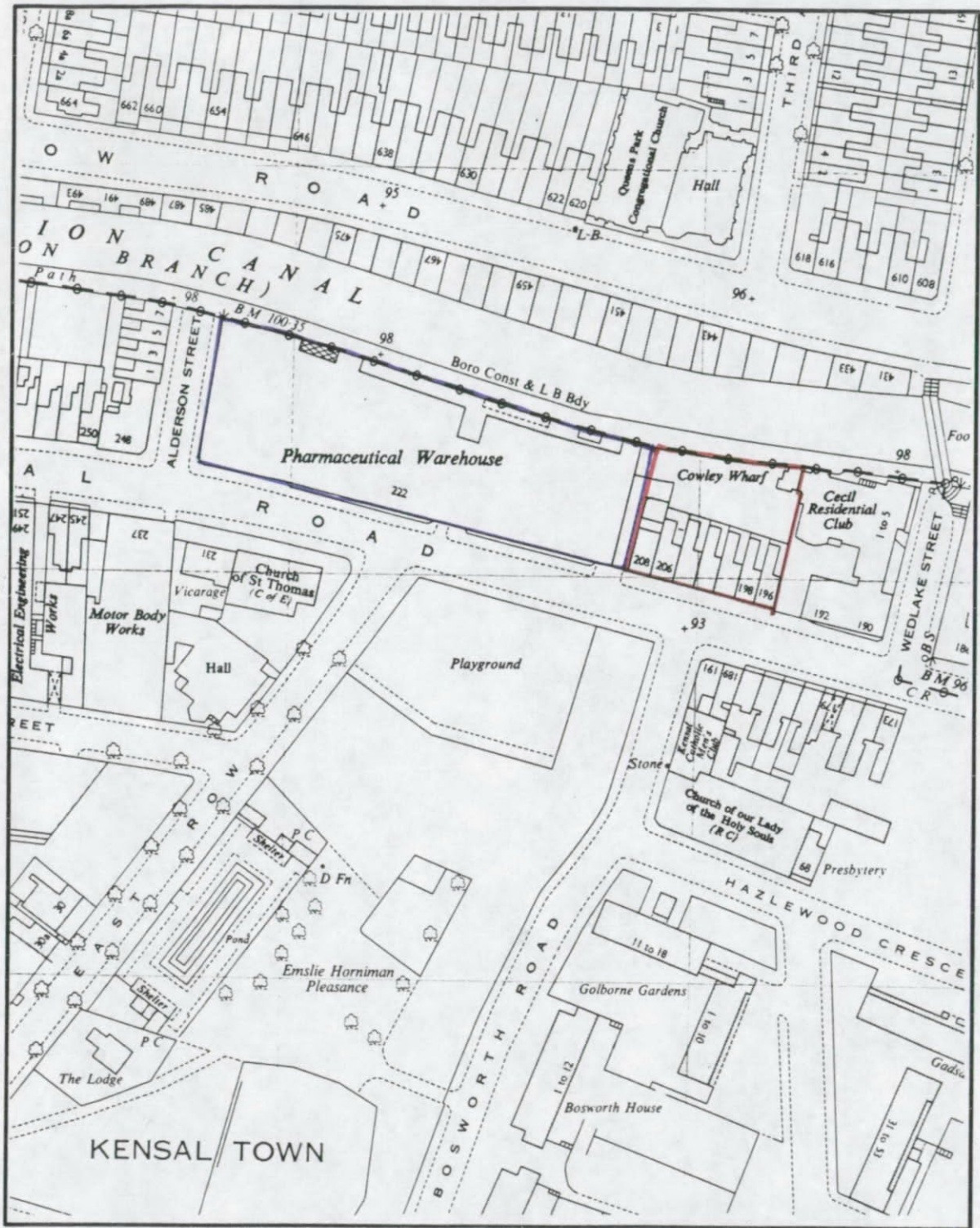


SUPEROP

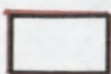
SUPEROP

ENVIRONMENTAL PLANNING SERVICES  
 EC 1000 1000 1000 1000  
 ON 19 JULY 1993  
 ENV PLAN  
 HEAD DC

# 196-208 Kensal Road: Location Plan



## Key

 The Site





# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

## APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ .....

Cheque/Postal Order/Cash

Receipt No. Issued .....

|                |            |                   |              |          |  |
|----------------|------------|-------------------|--------------|----------|--|
| Borough Ref.   |            |                   |              |          |  |
| Registered No. | 2 OCT 1992 |                   |              |          |  |
| Date Received  |            |                   |              |          |  |
| LAEC           | DIR        | PLANNING SERVICES | and          | ENV PLAN |  |
| OFFICER        |            | FEE OFFICER       | FORWARD PLAN | HEAD DC  |  |

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

### PART ONE

To be completed by or on behalf of all applicants as far as applicable.

**FEE** (where applicable)

£ 220

#### 1. APPLICANT (in block capitals)

Name Mr S B GRAY  
 Address CANALOT PRODUCTION STUDIOS  
222 KENSAL ROAD  
LONDON W10  
 Tel. No. ....

AGENT (if any) to whom correspondence should be sent

Name JONES LANG WOOTTON  
 Address 22 HANOVER SQUARE  
LONDON  
W1A 2BX  
 Tel. No. 071 493 6040 Ref. TP/DEM/JBR

#### 2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application relates 196-208 KENSAL ROAD, LONDON W10

1 9215/8

(b) Site area 0.14 hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use. REDEVELOPMENT FOR BUSINESS (CLASS B1) PURPOSES

(d) State whether applicant owns or controls any adjoining land and if so, give its location. YES  
CANALOT PRODUCTION STUDIOS  
222 KENSAL ROAD, LONDON W10

(e) State whether the proposal involves: -

|  |  |   |  |
|--|--|---|--|
| (i) New building(s) or extension(s) to existing building(s)                      | State Yes or No<br><input checked="" type="checkbox"/> YES             | If "Yes" state gross floor area of proposed building(s).<br>↓<br>If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. | <div style="border: 1px solid black; padding: 5px; text-align: center;">3,834 m<sup>2</sup></div> <div style="border: 1px solid black; height: 50px; margin-top: 10px;"></div> |
| (ii) Alterations .....   | <input type="checkbox"/> NO  |   |  |
| (iii) Change of use .....  | <input type="checkbox"/> NO  |   |  |
| (iv) Construction of a new access to a highway } vehicular...<br>} pedestrian    | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO | If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).                                     | <div style="border: 1px solid black; padding: 5px; text-align: center;">hectares/m<sup>2</sup>.</div>  |
| (v) Alteration of an existing access to a highway } vehicular...<br>} pedestrian | <input type="checkbox"/> NO<br><input type="checkbox"/> NO             |   |  |

\* Strike out whichever is inapplicable

**3. PARTICULARS OF APPLICATION**

- State whether this application is for
- (i) Outline planning permission  YES  NO
- (ii) Full planning permission  YES  NO
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  YES  NO
- (iv) Consideration under Section 72 only (Industry)  YES  NO

If Yes strike out any of the following which are not to be determined at this stage.

|                          |                                  |
|--------------------------|----------------------------------|
| 1 siting                 | 4 <del>external appearance</del> |
| 2 <del>height</del>      | 5 means of access                |
| 3 <del>landscaping</del> |                                  |

If Yes state the date and number of previous permission and identify the particular condition

Date ..... Number .....

The condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

- State:-
- (i) Present use of building(s)/land VACANT
- (ii) If vacant the last previous use and period of use with relevant dates.

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application**

SITE PLAN

**6. ADDITIONAL INFORMATION**

- State Yes or No
- (a) Is the application for non-residential development  YES  NO If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals  YES  NO If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  YES  NO If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? ) INTO EXISTING SYSTEM  
 (ii) How will foul sewage be dealt with? )
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
- (i) Walls ..... )  
 (ii) Roof ..... ) N/A  
 (iii) Means of enclosure ..... )

I/We hereby apply for (strike out whichever is inapplicable)

- OR
- (a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.
- ~~(b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

Signed Jones Lang Wootton on behalf of S B GRAY Date 9/10/92

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

**CERTIFICATE A**

Certificate under Section 27 of the Town and Country Planning Act 1971.

I hereby certify that:-

- (a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
  - ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~
  - ~~\*I have~~ given the requisite notice to ~~every person~~ other than ~~myself~~ ~~himself~~ who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

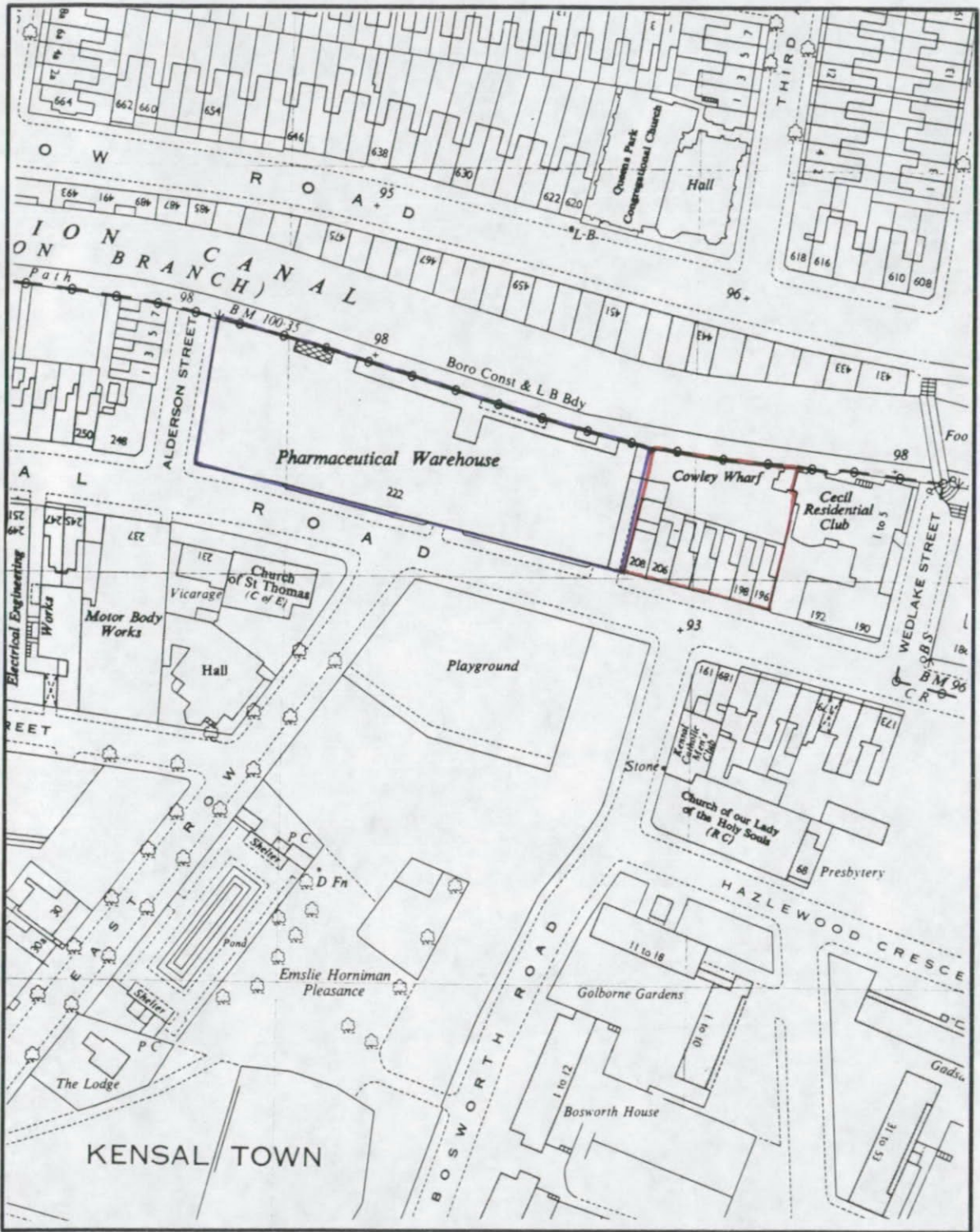
Name and Address of Tenant .....

Date of Service of Notice .....

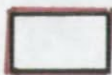
\* strike out whichever is inapplicable

Signed Jones Lang Wootton on behalf of S B GRAY Date 9/10/92

# 196-208 Kensal Road: Location Plan



Key



The Site

19621678





PART III

TPI  
Part III

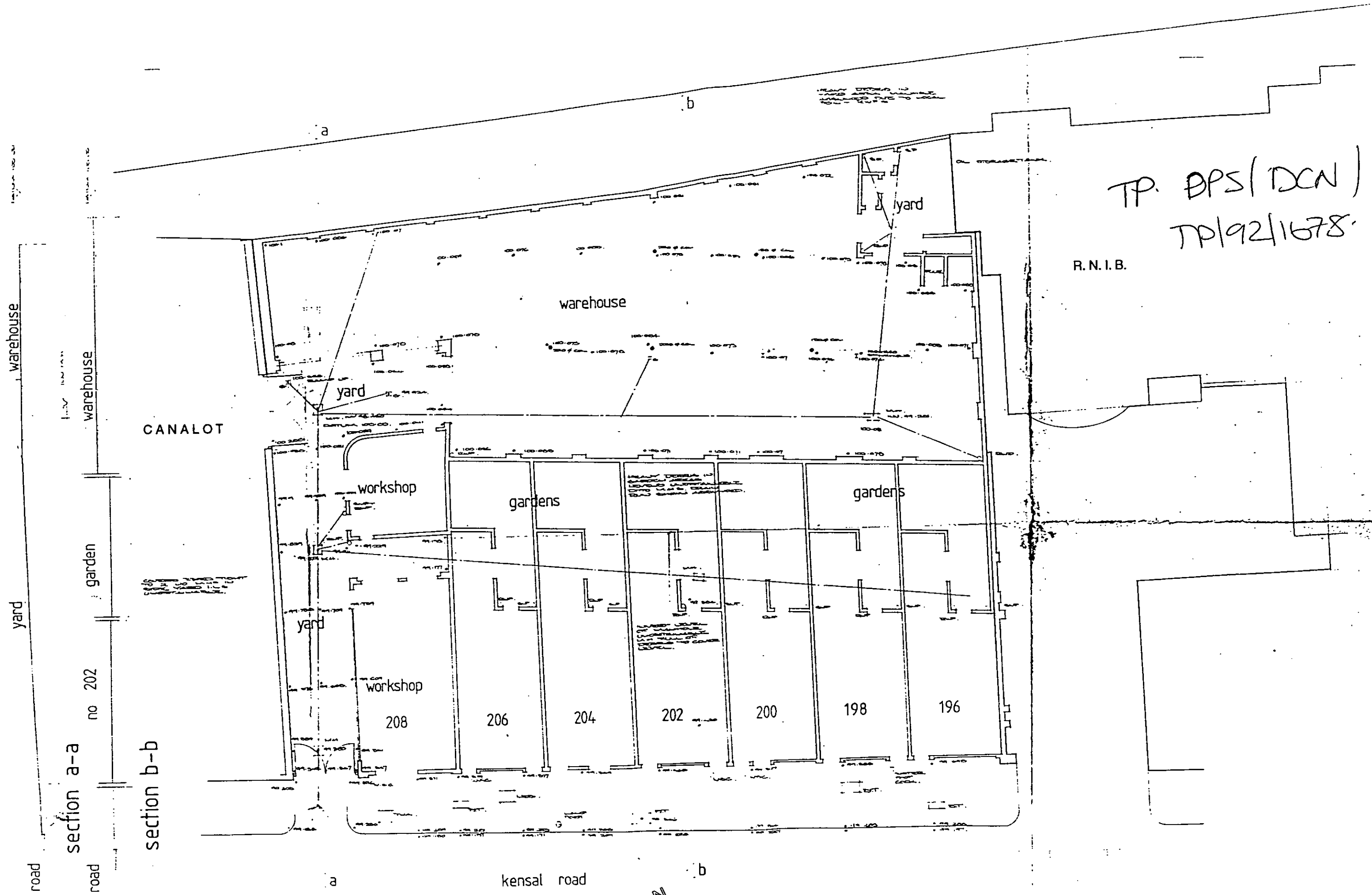
Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS

(Attention is drawn to 'General Notes for Applicants')

Application No.  
(For Official Use Only)

(Those questions relevant to the proposed development to be answered)

| <p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>  |   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|---|---|-----------|------------------------|--------------------------|------------------------|---|--|------------|--|----------------|--|-----------------|--|---|---|---|---|---|---|-----|--|--|--|--|--|--|------|--|--|--|--|--|--|-------|--|--|--|--|--|--|
| <p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.<br/><i>(See Note overleaf)</i></p>  |   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>   | <p>State Yes or No</p> <p style="text-align: center;"><input type="checkbox"/> YES</p> <p style="text-align: center;">PHASE II OF CANALOT PRODUCTION STUDIOS</p>  |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?</p> <p>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>   | <p>State Yes or No</p> <p style="text-align: center;"><input type="checkbox"/> NO</p>   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>5.</p> <p>(a) What is the total floor space of all buildings to which the application relates?</p> <p>(b) What is the amount of industrial floor space included in the above figure?</p> <p>(c) What is the amount of office floor space?</p> <p>(d) What is the amount of floor space for retail trading?</p> <p>(e) What is the amount of floor space for storage?</p> <p>(f) What is the amount of floor space for warehousing?</p> | Existing (if any)<br><i>(See General Notes)</i>   |           |                        | Proposed new floor space |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | (a)   | NOT KNOWN | m <sup>2</sup> /sq.ft. | 3,834/41,225             | m <sup>2</sup> /sq.ft. |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | (b)   |           | m <sup>2</sup> /sq.ft. |                          | m <sup>2</sup> /sq.ft. |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | (c)   |           | m <sup>2</sup> /sq.ft. |                          | m <sup>2</sup> /sq.ft. |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | (d)   |           | m <sup>2</sup> /sq.ft. |                          | m <sup>2</sup> /sq.ft. |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | (e)   |           | m <sup>2</sup> /sq.ft. |                          | m <sup>2</sup> /sq.ft. |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | (f)   |           | m <sup>2</sup> /sq.ft. |                          | m <sup>2</sup> /sq.ft. |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?</p> <p>(ii) If you have existing premises on the site, how many of the employees will be new staff?</p> <p>(iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.</p>   | <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">(a) Office</th> <th colspan="2">(b) Industrial</th> <th colspan="2">(c) Other staff</th> </tr> <tr> <th>M</th> <th>F</th> <th>M</th> <th>F</th> <th>M</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(ii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">NOT KNOWN AT THIS STAGE</p> |           |                        |                          |                        |   |  | (a) Office |  | (b) Industrial |  | (c) Other staff |  | M | F | M | F | M | F | (i) |  |  |  |  |  |  | (ii) |  |  |  |  |  |  | (iii) |  |  |  |  |  |  |
|   | (a) Office  |           | (b) Industrial         |                          | (c) Other staff        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
|   | M   | F         | M                      | F                        | M                      | F |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (i)   |   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (ii)  |   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| (iii)   |   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>7. In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit?</p> <p>If 'NO' state why a certificate is not required.</p>   | <p>State Yes or No</p> <p style="text-align: center;"><input type="checkbox"/> N/A</p>  |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)</p>  | SERVICING AND 38 PARKING SPACES AT BASEMENT LEVEL   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |
| <p>9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)</p>   | NOT KNOWN AT THIS STAGE   |           |                        |                          |                        |   |  |            |  |                |  |                 |  |   |   |   |   |   |   |     |  |  |  |  |  |  |      |  |  |  |  |  |  |       |  |  |  |  |  |  |



TP. DPS (DCN)  
TP/92/1678.

R.N.I.B.

site plan

SURVEY OF EXISTING